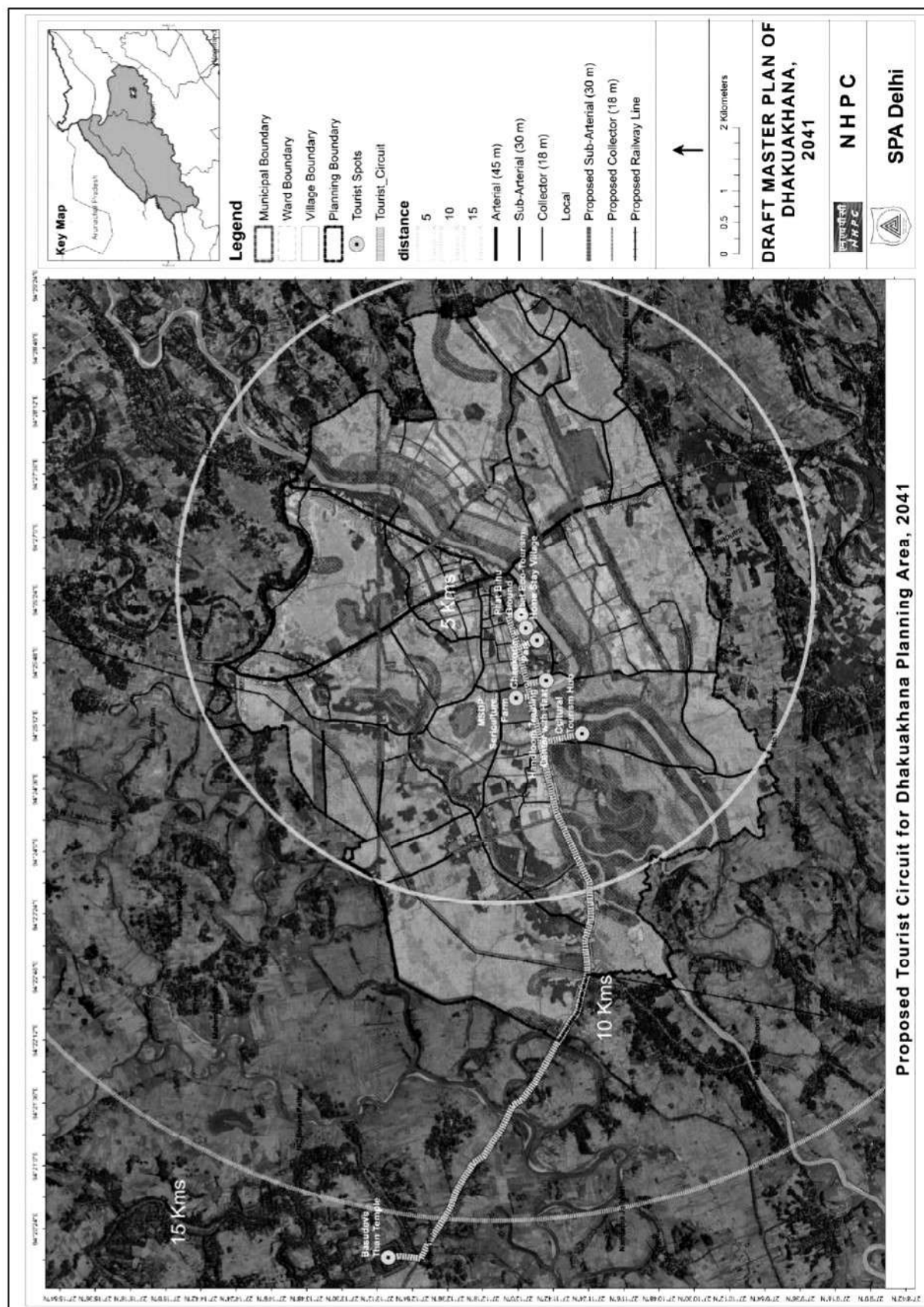


Majuli, which is the cultural capital of Assam. Various activities related to water tourism are also proposed considering the natural landscapes of rivers (**see Table 21.1**).

Table 21.1: Proposed Tourist Circuits for Dhakuankhana, 2041

S. No.	Tourist Points	Length (km)	Activities
	Proposed cultural tourism hub with a tourism information center	-	Boating, Site Seeing, Experience cultural hospitality (From village theme houses/ resorts, traditional folk dance, music, and authentic cuisine)
1.	Phat Bihu ground	2.50 (by waterways). 3.00 (by roadways)	Heritage Wall Murals
2.	Tribal Eco-tourism Homestay Village	1.25 hectare	Tribal homestay in traditional Mising Tribe cottages
3.	Dhakuakhana Park (Charikaria Park)	7.2 hectare	Hawker's food court, entrance court, boating – cycling – jogging circuit, rose and bulb garden, fruit orchard, forest trail, children's park, garden café, yoga and gym retreat, celebration ground and sculptural court.
4.	Handloom Training Center with a proposed Handicraft Haat	1.40	Handloom and weaving and other handicrafts
5.	Sericulture farms	0.85	Live experience of sericulture practice
6.	Basudev Than	14.00	Experience unique Ahom culture and traditional Assamese architecture
7.	Majuli (Cultural capital of Assam)	33.60	Experience of multiple tribal art forms; dance and music at once

This tourist circuit starts from Cultural tourism hub to Phat Bihu ground, Tribal Eco-tourism Homestay Village, Dhakuakhana Park, Handloom training center, Handicraft haat, Sericulture farms, Basudev Than, and Majuli (**also see Figure 21.1**).

Figure 21.1 Tourism Circuits of Dhakuakhana, 2041

Source: SPA New Delhi (2022).

21.3 Phat Bihu Ground

Phat Bihu festival, a unique cultural pride of Dhakuakhana as well as the entire state of Assam, is celebrated at Mohghuli Chapori on the bank of River Charikariya every year. It is a unique kind of Bihu that is celebrated only in Dhakuakhana. The festival is celebrated during the month of May as a week-long grand program. People from all over Assam gather to celebrate it and even witnesses' international tourist footfall (small in number) due to its immense popularity and uniqueness.

This large congregation of people can be formalized by providing better tourist infrastructure. About 20,000 people are expected every year. For accommodation two hotels are proposed one along the MDR Collector Road and other one along State Highway 22 (North Lakhimpur Road) near super specialty hospital of 0.5 hectare each. Further, more accommodation structure can come up as per the need. It will be primarily catered to those people who stay longer for the festival in town or for other purposes. For this, hotel needs to be developed to house the visitors; they can be ranged from the simple hotels to luxurious with room service, serving occupants from all corners of the India and the world. This will help to boost the economy of the city and can further help to generate employment.

In addition to the event, the Phat Bihu ground space can be developed and designed with murals that offer a variety of interpretive and environmental graphics that establish the theme of their Phat Bihu festival and exhibits and create engaging displays, such as large archival prints, printed wall murals on multiple panels for installation, etc. This will help to depict the cultural aspects of the festival and the activities performed during the festival time. This will educate tourists about the history, cultural and natural heritage of the town during the off-festival season time.

21.4 Dhakuakhana Park

The park is proposed to become a centre for the town's resident's relaxation and entertainment, as well as become a centre for the town's touristic ambitions, along with being a source of alternate employment and revenue generation.

The park is to be spread over 51 bighas, approximately 7.2 hectares and the main activities are like: hawker's food court, entrance court, boating – cycling – jogging

circuit, rose and bulb garden, fruit orchard, forest trail, children's park, garden café, yoga and gym retreat, celebration ground and sculptural court.

21.5 Cultural Tourism Hub

Dhakuakhana town lacks hotels and resort facilities. The few lodging facilities available near the Chariyali area are in a poor condition. Thus, the overall objective behind proposing a 'cultural tourism hub' is to develop more lodging and accommodation facilities to make the stay of the tourists comfortable. However, this will be provided in form of 'village theme resorts' that will make visitors experience unique art forms, music, and cultural practices of various tribes of the district. As, these are rare and traditional art forms that are still practiced and preserved by the tribes till today and have a great potential to attract tourists.

21.5.1 Village Theme Resort

Due to the predominately rural nature of the area, village theme-based resort is suggested along the downstream part of Charikariya River, behind the proposed riparian buffer. This resort will be built on traditional village life, architecture, and tourist-friendly activities. The resort will offer glimpses into village life, including traditional stilt homes, fishing ponds, and activities associated with animal husbandry. The theme resort's mission is to maintain traditional Assamese rural architecture, way of life, and culture while giving visitors a sense of the region. To boost the number of tourists visiting the town, this should be developed as the main tourist attraction. The proposed village theme resort is proposed to be developed in an area of 5 hectare near downstream areas of Charikariya River behind the buffer zone. It is also surrounded by social forestry providing a beautiful experience to the people.

21.5.2 Tourist Information Centre

A Tourist Information Centre is proposed in the town near the proposed village theme resort, as there is no tourist information center located in the town. Visitors will be given information about the area's attractions, housing options, maps, tourist circuit transportation facilities, as well as fundamental civic amenities like public restrooms, drinking water, and trash cans and other travel-related services.

Additionally suggested is a tourism information app to enhance user experience. The app may also be used to search for transportation, find hotels nearby, local attractions and book tickets online, among other things.

21.5.3 River Tourism

Charikariya River crosses the Dhakuakhana town approximately from the center which can be further utilized to promote different water related activities such as sight-seeing, boating and fishing.

Further, it can be used as a means for tourist to travel upstream from the village themed resort to other tourism circuit points such as sericulture farms, textile training hub and Phat Bihu ground.

21.6 Eco-Tourism

Ecotourism is a type of tourism that involves visiting natural regions responsibly preserving the environment and enhancing locals' quality of life. The town has untapped potential for intriguing eco-tourism ventures given its existing lush green surroundings and silk farms.

The Muga Seed Development Project silk farm is a possible location to be developed as a tourist destination that will educate visitors and foster a respect for the environment. To create job opportunities for the community, handicraft haat and textile workshops are suggested to go along with the silk farm.

21.6.1 Silk Farm Tour

Muga Seed Development Project silk farm has the potential to be promoted as the farm where tourists can experience the unique sericulture process which leads to the production of the town's famous "golden silk". A unique view into the various stages of silk production, including the breeding of silkworms, spinning mills, and highly traditional dying and weaving procedures in a form of guided tours is proposed throughout the already existing sericulture farm.

21.6.2 Tribal Eco-tourism Homestay Village

It is spread over an area of 1.25 sq.km. It offers tribal homestay in traditional Mising Tribe cottages. It is aimed at restoration of habitats, community development and improvement of the socio-economic condition of the villagers. Guests will be able to

tour the village, participate in traditional village activities from weaving to farming, sample local cuisine and spend the night in a *chang-ghar*, an authentic hut on stilts, typical of the architecture of the region. It will help the individual homeowners, and will add to the economic independence of the community too.

21.6.3 Handloom Haat

The area is famous for its silk production and handloom fabrics. So, a Handloom Haat is proposed near the already existing handloom training center to showcase its traditional handlooms and culture. The area of proposed Handloom Haat is 1500 sq m which is adjacent to the existing handloom training center. It is proposed to promote everything local; it also promotes local artisans by displaying their arts and artifacts such as handloom, accessories, and paintings. Tourists can directly buy authentic products from local weavers which will help to improve their livelihood and quality of life eventually.

Different workshops for handloom and other traditional handicraft are proposed for tourists in the already existing handloom training center. The main aim of this proposal is to open other avenues of employment for the locals. Here, tourists can undergo trainings provided by artisans on techniques used by them to produce handloom products. This will help to preserve and promote these old practices performed by these artisans and will further help to improve their livelihood.

21.7 Tourism Infrastructure

For a better visitor experience, the town of Dhakuakhana should upgrade its fundamental infrastructure services, such as connectivity and the availability of public restrooms and drinking water. For directing visitors through the town, additional services like information dissemination services and appropriate signage must be offered.

CHAPTER 22: PROPOSAL FOR ENVIRONMENT AND DISASTER

22.1 Introduction

The effects of climate change caused by humans are already severe. Human lives are already being lost because of climate change, and ecosystems, which are the foundation of our civilizations, are undergoing profound and permanent changes. Rapidly occurring extreme occurrences including heat waves, droughts, wildfires, tropical storms, floods, and storm surges are examples of changes that are harmful.

Given their geographic and topographical location as one of the world's heaviest rainfall regions, Assam and all Northeast India are inherently flood-prone areas. A few significant rivers also crisscross Assam, the Gateway of North-eastern India, coming from the lower Himalayan peaks and emptying into the plains, generating flash floods in Assam's flood plains.

Assam's Dhemaji District includes Dhakhuakhana, which has a distinctive environmental terrain and frequent water problems. The rivers Charikariya and Korha, the lush greenery, the water bodies, etc. are a few examples of the wealth and variety of environmental assets it has. On the other side, it is continuously preoccupied with worries about disasters like flooding. The major goal of this part is to provide ways for making Dhakhuakhana an environmentally sustainable town that can both adapt to the negative effects of climate change and give its residents a safe environment.

22.2 Conservation of Natural Drains

The town of Dhakuakhana has number of rivers and rivulets. Thus, the natural drainage of the town is very well laid. River Charikariya is a perennial sub-tributary of Brahmaputra and is fed by discharges from a few tributaries namely Gainadi, Jiadhal, Dimow, Jalakiasuti and Moridhal while river Korha is a perennial sub-tributary of Brahmaputra and is fed by scattered discharge of tributaries namely Gainadi, Moridhal, Tangani and Jiadhal. These streams flow across the town and serve as major drainage channels.

However, over the years, banks of the Charikariya River have been encroached by haphazard development and erosion is also taking place considering its meandering nature. This can aggravate the problem of flooding in the long run and can cause damage to both the environment and the citizens of the town. Therefore, preserving and protecting these natural drains becomes an important aspect to focus on. Strategies to adopt are discussed below in detail -

22.2.1 Buffer Zone

Water bodies' buffer zones serve as barriers separating human-affected regions from rivers or other water bodies. The primary purposes of the riparian buffer zone are to safeguard the river environment by preventing flooding, protecting the water, preserving the soil, and providing home for a variety of wild species. Overall, a buffer zone is a region utilised to lessen the effects of one land use on another around a natural resource. The ecological purpose that the buffer is intended to serve as well as numerous other elements, such as soil type, slope, land use, etc., are taken into consideration when determining the buffer zone's width.

For instance, efficient buffer widths range from 1.2 m for bank stabilization to over 100 m for the provision of terrestrial habitats. For flood attenuation, buffer widths usually range from 20 m to 150 m, depending on the size of the river. Therefore, it is proposed to have a buffer of minimum 200 m on either side of the Charikariya River in areas where settlements have not yet come up to protect the river ecosystem. A buffer of 100m is provided along all water bodies above 0.8 hectare like Konwar Bari Doloni, Joy Sagar Beel and Gorpukhuri etc.

22.2.2 Ecotone Vegetation

A region that serves as a separation or transition between two ecosystems is known as an ecotone. A region of marshes between a river and its riverbank is a typical example. Greater variation in an organism can be seen in ecotones. By giving creatures who saunter around looking for food or a place to build a nest a place to nest, they create a conducive environment for a variety of organisms. These areas are also thought to be particularly vulnerable to changes brought on by the climate and by human activity, which further alter the biodiversity, structure, and functionality of the abundant flora and animals.

Numerous ecotone areas around the Charikariya River have been invaded and are now at risk of erosion, including areas such as Jiamoria, Mohghuli chaponi, Dhakuakhana College, and Sarala Pathar. These areas need appropriate and prompt protection. Consequently, the suggested delineation of the buffer surrounding water bodies needs to be created and landscaped in a way that will aid in reviving the riverine ecology, boost infiltration, as well as serve to alleviate difficulties connected to soil erosion and floods. Planting appropriate endemic species of flora and wildlife that are native to the ecotone is necessary.

22.3 Erosion Protection Measures

River Charikariya has a total length of about 50 km. However, the stretch falling within the town, from Jiamaria Huz gaon to Katharbari, has a length of 7 km. The river falling within the Planning Area is highly vulnerable to erosion. However, the meandering nature of Charikariya River has resulted in erosion in different areas. The problem of erosion is primarily due to instances of changes in the flow character of the river. To curb the adverse impacts of erosion, in terms of social, environmental, and economic losses, the following measures are proposed that can be adopted.

22.3.1 Natural Vegetation

Bank erosion is significantly influenced by green cover. In general, river sides with flora erode less quickly than those without. This is because roots of green cover typically strengthen the soil near the riverbank, making the bank less susceptible to catastrophic breakdown. Additionally, plants can serve as shock absorbers during times of intense rainfall, which further reduces erosion. This section is already discussed above under 'Ecotone Vegetation' in detail.

22.3.2 Gabions

Gabions may be the ideal option for a riverbank that needs a powerful and long-lasting erosion control solution. Large metal baskets called gabions are filled with crushed stone or concrete. They are the perfect for locations where considerable soil erosion is likely to take place.

22.3.3 Rooftop Rainwater Harvesting

The process of collecting, filtering, and storing rainfall at the surface or in subterranean aquifers before it is dispersed as surface run-off allows for the later use of the water

that has been collected. This contributes to raising ground water levels. By collecting rainfall and limiting the flow of storm water to prevent flooding, it can also assist lower the risk of soil erosion and floods. Additionally, the usage of it is made possible by the presence of existing structures along the rivers.

To implement rooftop rainwater harvesting in Dhakuakhana:

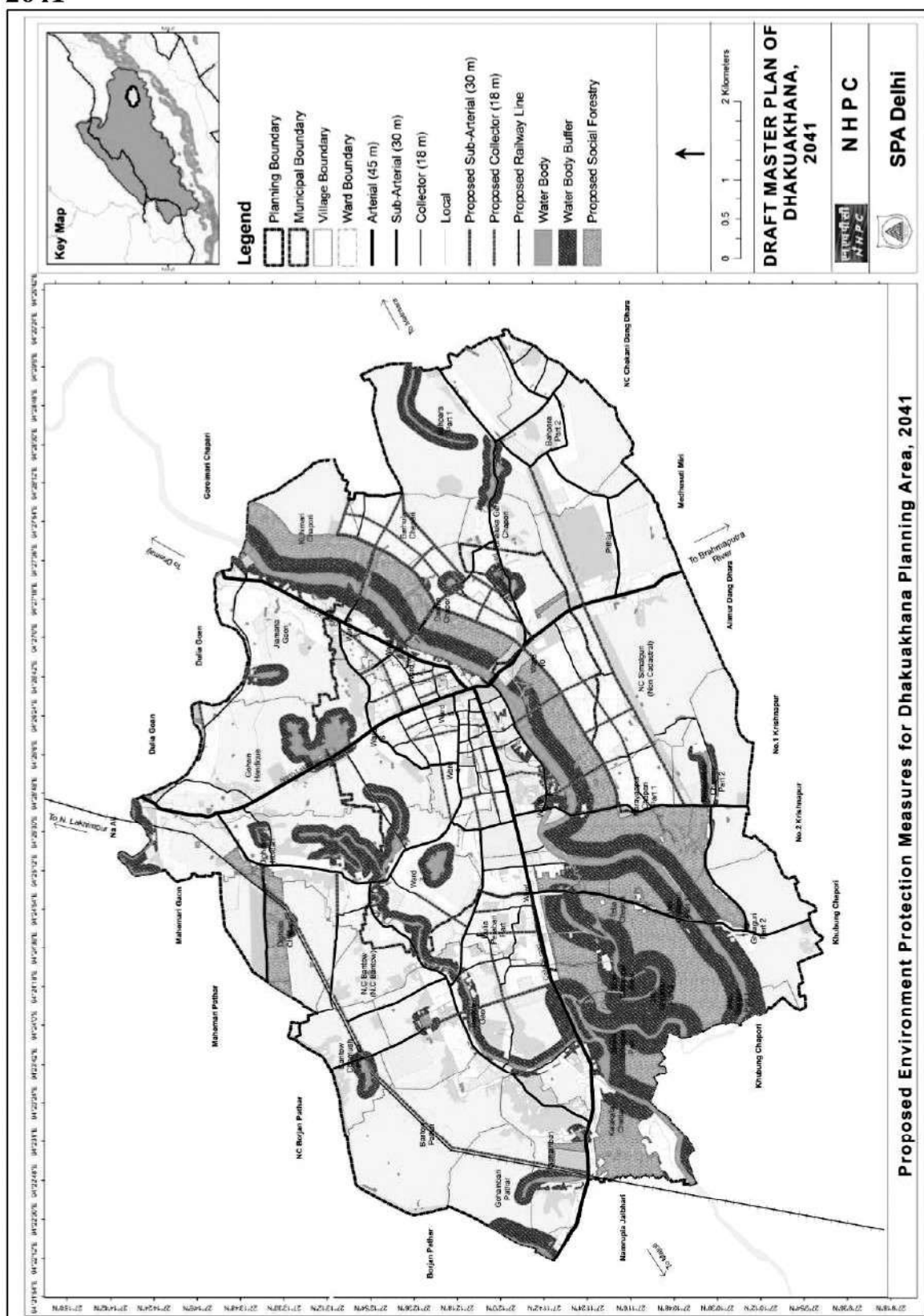
- Subsidies should be made available for required structures of rainwater harvesting systems.
- Strict rainwater harvesting implementation policies should be put into place for buildings with roof areas larger than 100 square metres.
- Violators of this standard should be punished and repeatedly reminded to follow the setup before facing legal consequences.

22.4 Social Forestry

Forestry for community development is known as social forestry. In order to aid in the environmental, social, and urban-rural development, social forestry refers to the management and protection of forests as well as the afforestation of regions that are not used and left barren (underutilized land). Communities are involved in managing and using forests sustainably. In contrast to previous forestry initiatives, social forestry prioritises the needs of nearby populations. Because of this, the primary objective of social forestry is to expand the number of trees and plantations to satisfy people's increasing demands for wood, food, fuel, and other necessities while easing strain and dependence on traditional forest regions.

A proposal for social forestry has been made in and around eco-sensitive areas that are present downstream of the Charikariya River to preserve the ecological capacity of the environment. Furthermore, Industrial areas are also surrounded by social forestry to act as a buffer zone, largely to protect adjoining residential communities from problems with health and amenities that are related to industrial pollution. Also, it is proposed along the south of the river in a form of strip of land following the buffer zone of the Charikariya River to separate the proposed residential land use from the river buffer. The combined area of proposed social forestry is 5.53 sq.km (**See Figure 22.1**). Also all the open space, fields existing or proposed are to be considered as no-construction zone.

Source: SPA New Delhi (2022).



CHAPTER 23: PROPOSED LAND USE

23.1 Introduction

Master Plan for Dhakuakhana culminates in the proposed land use plan for the horizon year 2041. It is in this proposed land use plan that all proposed land uses, networks, and facilities are presented to provide a comprehensive view of how the town would develop till 2041.

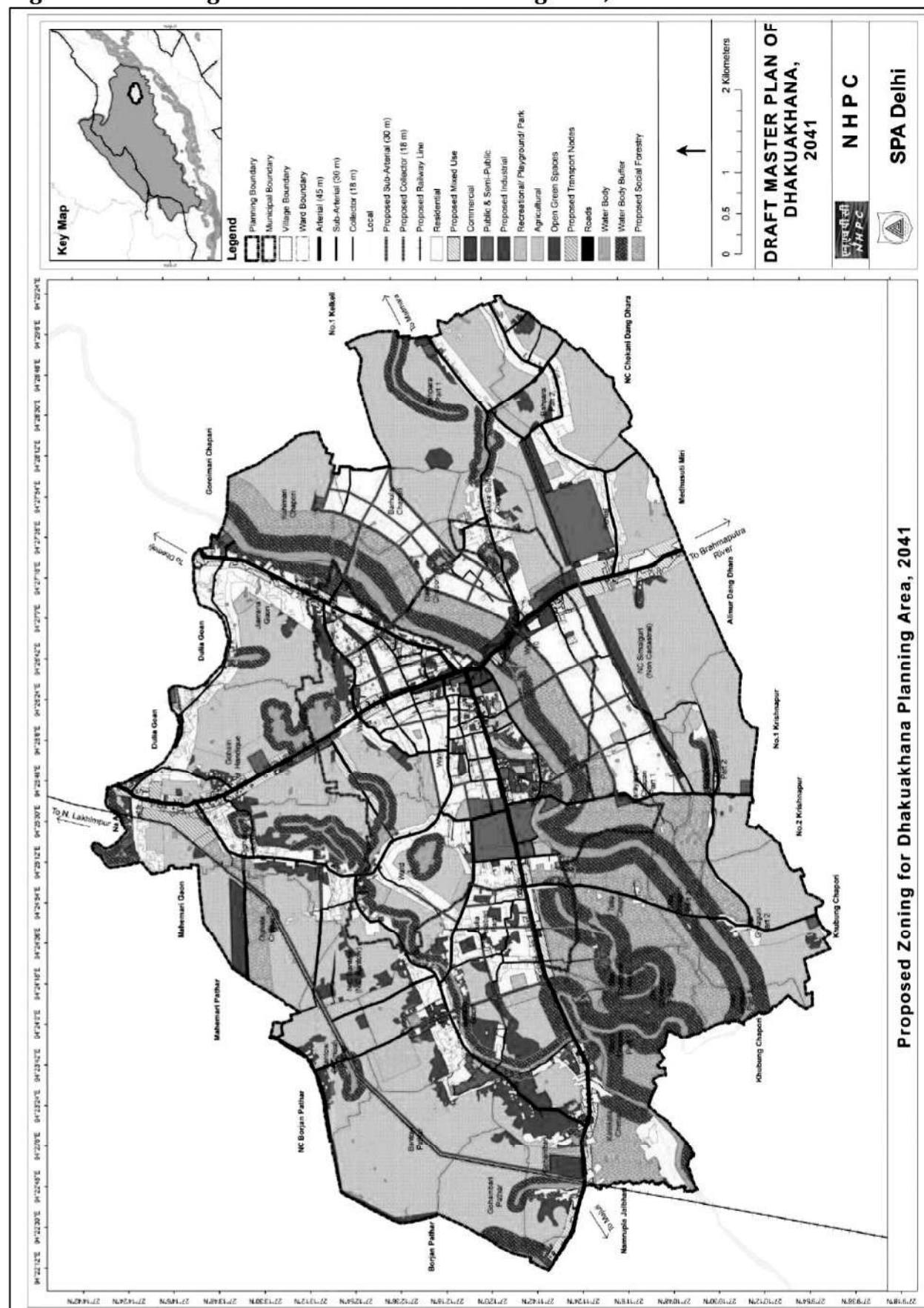
23.2 Zoning of the Planning Area

Zoning of the Dhakuakhana planning area is based on population densities, existing developments, and road network including proposed developments (**Figure 23.1**). According to article 5.1 of the Uniform Zoning Regulations 2000, the following land use zones have been identified for the Master Plan of Dhakuakhana, 2041. These include the following:

- (i) Residential Zone: (a) Low density (b) Medium density (c) Mixed Use
- (ii) Commercial zone: (a) Retail Commercial (b) Wholesale Commercial (c) Mixed Use
- (iii) Industrial zone: (a) Medium Industry (c) Obnoxious industry
- (iv) Public and Semi-public zone
- (v) Recreational and Open Space zone
- (vi) Green buffer zone
- (vii) Agriculture zone
- (viii) Circulation
- (ix) Transportation zone
- (x) Social Forestry zone

In the residential zone low density implies density of less than 75 persons per hectare (pph), medium density shall be 75-150 pph and high density shall be over 150 pph. Residential areas of Ward 4, Ward 5, Ward 7 and Ward 8 will high population density while all other wards will have low population density as shown in **Figure 23.1**.

Figure 23.1: Zoning of the Dhakuakhana Planning Area, 2041



Source: SPA, New Delhi (2022).

23.3 Proposed Schemes in Planning Area

23.3.1 Transit Oriented Development (TOD)

It is a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport. It promotes a symbiotic relationship between dense, compact urban form and public transport use. In doing so, TOD aims to increase public transport ridership by reducing the use of private cars and by promoting sustainable urban growth.

In Dhakuakhana TOD is proposed on approximately 500m of both sides of the proposed arterial road spread over an area of 12.37 sq. kms (see **Figure 23.2**). The total stretch of the TOD zones as proposed is 18.7 km. There are three TOD zones, TOD 1, TOD 2, TOD 3 spread over an area of 2.45 sq. kms, 5.61 sq. kms, 4.31 sq. kms respectively.

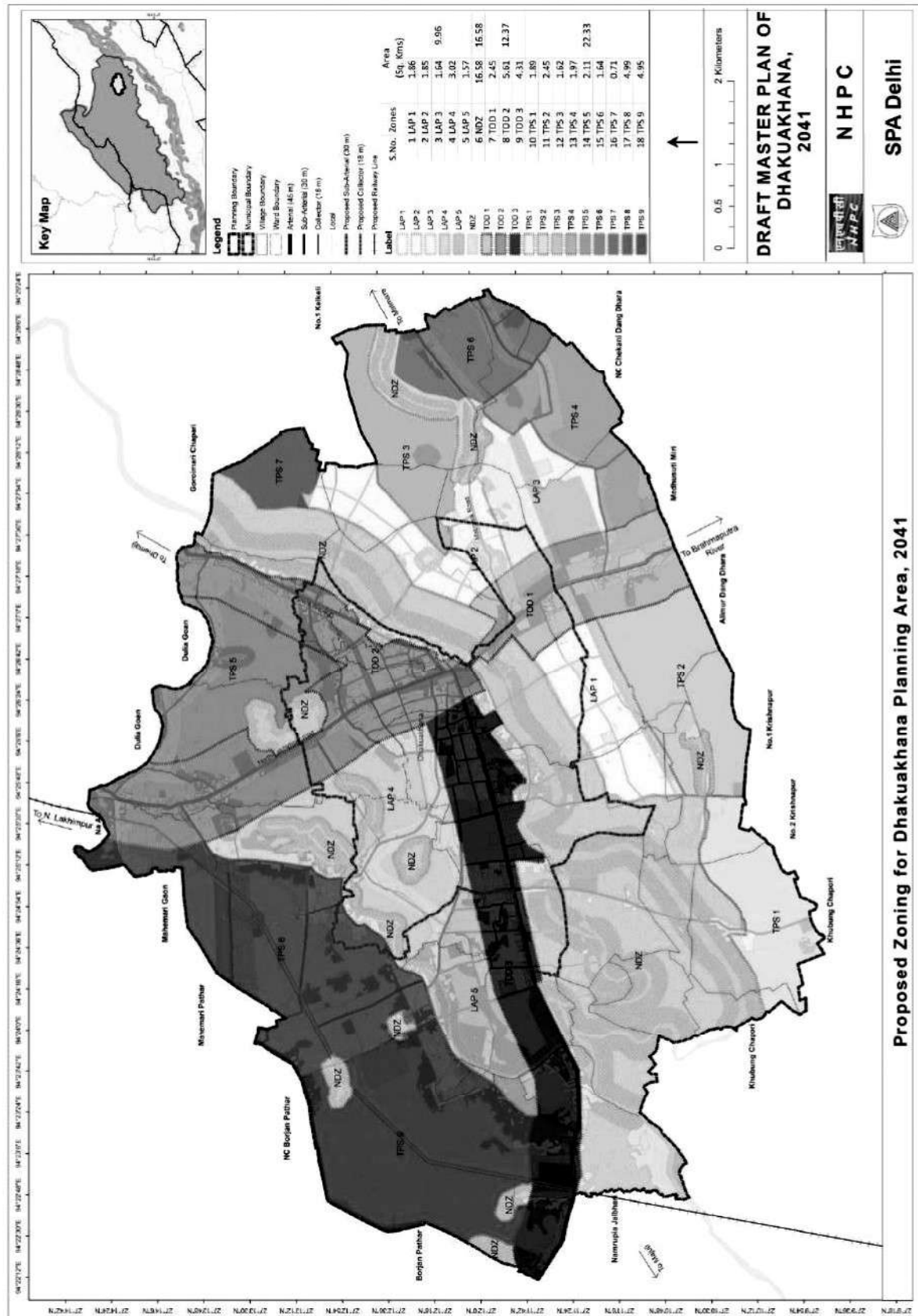
23.3.2 Local Area Planning (LAP)

Local area planning is a process of planning that is concerned with resolving local level problems and issues. Its priorities include over all welfare of the people and development of the local area.

In Dhakuakhana, within the planning area, 5 zones of Local Area Planning are proposed (see **Figure 23.2**). The total area falling under LAP is 9.96 sq. kms.

23.3.3 Town Planning Scheme (TPS)

It is a method of planning large contiguous large parcels through a systematic method of land pooling and readjustment. The landowners are brought together as a consortium and become major stakeholders in the planning process. The land is pooled willingly and thus the government or the planning agency gets a large tract of land for planning, without land acquisition. In Dhakuakhana, outside the municipal corporation area, 9 zones of Town Planning Schemes are proposed (see **Figure 23.2**). The total area falling under TPS is 22.33 sq. kms

Figure 23.2: Proposed Schemes in Dhakuakhana Planning Area, 2041

Source: SPA, New Delhi (2023).

23.4 Land Use Distribution

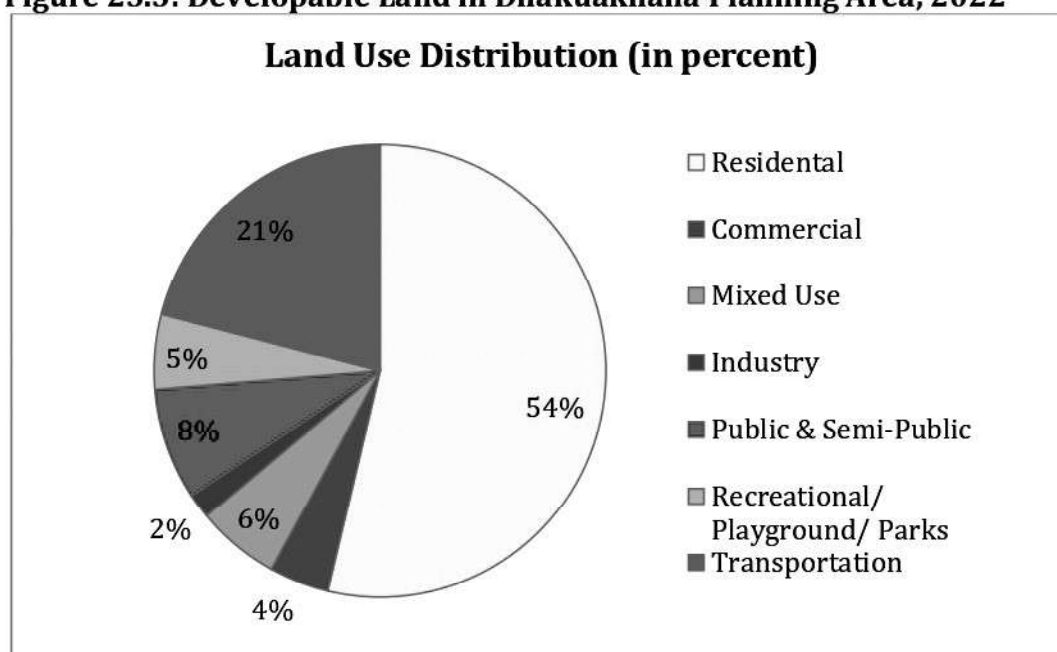
The proposed land use distribution for the horizon year 2041 is given in **Table 23.1**. Total developable land is 20.44 sq. km in the Dhakuakhana Planning Area, 2041 whereas undeveloped area constitutes about 40.80 sq.km.

Table 23.1: Proposed Land Use Distribution in Dhakuakhana Planning Area, 2041

S.No	Proposed Land Use	Planning Area		Percent of Developed Area
		Area (Sq.Km)	Percent of Planning Area	
1	Residential	10.98	17.93	53.73
2	Commercial	0.87	1.42	4.26
3	Mixed Use	1.22	1.99	5.95
4	Industry	0.36	0.60	1.78
5	Public & Semi-Public	1.63	2.66	7.96
6	Recreational/ Playground/ Parks	1.09	1.79	5.35
7	Transportation	4.28	7.00	20.96
Developed Area		20.44	33.38	100.00
8	Social Forest	5.55	9.06	27.13
9	Green Buffer	8.82	14.40	43.13
10	Agriculture	20.93	34.17	
11	Water Body	2.57	4.20	
12	Open Space/ Grassland	2.94	4.80	
Undeveloped Area		40.80	66.62	
Total		61.24		

Source: SPA New Delhi (2021)

The proposed developable land use classification is in accordance with the URDPFI Guidelines, 2015 and Uniform Zoning Regulations 2022 of Assam. Residential land use accounts for 53.73 percent of the total developable land within planning area. Commercial land use is 4.26 percent in the proposed land use plan. Mixed land use has also been introduced, which makes up for 5.95 percent of the total developed area. Industrial area, which was non-existent in the planning area in 2022, has been increased to 1.78 percent of the developed area and 0.60 percent of the planning area (See Figure 23.3).

Figure 23.3: Developable Land in Dhakuakhana Planning Area, 2022

Source: SPA, New Delhi (2021).

23.5 Residential

Residential land use refers to the areas where housing is the predominant use on land. This has been demarcated using the colour yellow on the land use map. This land use category includes all the plotted developments, group housing complexes, apartments, colonies and rural settlements outside municipal boundary. As per the URDPFI guidelines, 45-50 percent of land area should be under residential land use for small towns. the proposed residential land use makes up for 53.73 per cent of the total developable area in Dhakuakhana. Since most of the existing housing in town can be found near College Road, North Lakhimpur Road and Dhemaji Road, new residential sectors have been proposed on both sides of the Matmora Road in Ward 10, Barhula Chapori, Dakhin Chapori, and Narayanpur Chapori Part 1 villages. These sectors are proposed to have low density plotted development with a plot size ranging between 200 sq. meters to 1000 sq. meters. To facilitate this, grid iron pattern of roads has been proposed in the area. The existing residential areas in the town have haphazard and irregular development. To contain the sprawl, residential density of the existing areas has increased. Ward 4, Ward 5, Ward 7, and Ward 8 have denser built-up areas compared to the rest of the wards. Densification of residential areas has been proposed in these wards. Apart from this, belts of residential areas have also been proposed along

the sub arterial roads in Bahpara, Pithial and Bhaluka Guri Chapori villages in order to direct the town's growth in the south-eastern direction as well. Two industrial areas have been proposed in Dighala Hiloidari and Gohainbari villages. Residential pockets have been proposed in close proximity to both of these industrial areas to accommodate an estimated population of nearly 10000 industrial workers and their families. Mixed-use residential areas can be found near Town Chariali especially near Manik Bazaar, Daily Bazaar and Normal School. Therefore, mixed-use residential-commercial land Use has been proposed along all major existing and proposed roads of arterial.

23.6 Public and Semi-Public

Total public semi-public areas account for 7.96 per cent of the total developed area. The existing government and important public buildings are concentrated majorly in Ward 2, above the north bank of the Charikariya river. This area is also adjacent to the major commercial centres of the town. The sprawling commercial area, the existing concentration of government offices in a single ward and establishments like banks, hotels, etc. in close proximity to each other lead to congestion along the college road in Dhakuakhana. Therefore, the master plan has proposed all new public and semi-public developments in a decentralized manner in the planning area. To enable overall development and wellbeing of citizens of Dhakuakhana Planning Area, adequate facilities for education, health, social cultural development, and recreation have been proposed. The facilities have been evenly distributed in the planning area. The number of colleges present in Dhakuakhana is three which is sufficient. But there is a lack of technical educational facilities in Dhakuakhana, hence, one Technical University has been proposed in Pithial village, having an area of 50 hectares. One Super-Speciality Hospital of area five hectares with 200 beds is proposed for the planning area. Other than this, four neighbourhood parks of size 1.5 hectares have been proposed. In other community facilities, three cremation grounds of two hectares each have been proposed in Kuhimari Chapori, Narayanpur Chapori and Ward 6 respectively. The existing cremation ground is proposed to be converted to an off-street parking facility.

23.7 Commercial

Total Commercial area accounts for 4.26 percent of the total developed area. Commercial areas have been proposed along North Lakhimpur Road, Matmora road,

College Road and Dhemaji Road. On both sides of college road and Dhemaji road, commercial activities have been made permissible by proposing a belt of residential-commercial mixed land use. On both sides of North Lakhimpur Road and Matmora road, dedicated commercial facilities have also been proposed apart from the mixed land use. Informal market of 5 hectares is proposed in the core area of the town near Matmora road right next to the bridge on Charikariya River. The existing commercial spaces at Manik Bazaar and Daily Bazaar have been densified and more commercial area has been proposed around them. Since the Matmora road to Charikariya bridge have a high accessibility, it is proposed to developed recreation and leisure based commercial activities in this area incorporated with ample sitting spaces. Food joints and gaming zones. Furthermore, additional commercial facilities have been proposed near all the proposed residential areas along the proposed road connecting Narayanpur Chapari, NC Simalguri, Bhaluka Guri Chapari and Ward 10. Commercial land use has also been proposed along the proposed Technical University and Super speciality hospital to facilitate the provision of all the necessary commercial facilities that might come up in the future. A resort and a riverfront development has been proposed in Telia Chapori village to suffice the commercial requirements of the tourism development plan.

23.8 Industrial

Total industrial area accounts for 1.78 percent of the total developed area in Dhakuakhana. Since the existing town lacks industrial development completely, new industrial areas have been proposed in Gohainbari and Dighala Chapori villages. Considering the strengths and potentials of Dhakuakhana, handloom based small and medium scale industries have been proposed as there is a surplus availability of raw silk being produced in MSPD farm in the municipal area. There is also a scope for agro-based industries in Dhakuakhana as the predominant occupation of the planning area is primarily agrarian. A total of 30 hectares of land has been allocated for industrial use divided equally amongst the three industrial areas.

23.9 Recreational

Dhakuakhana severely lacks in the organized green spaces. To promote the inclination towards sports, 20 hectares of Outdoor Sports Centre has been proposed in Bantow Gaon. Apart from this, four neighbourhood parks of 1.5 hectares each have been

proposed, which are evenly distributed in the Planning Area. Additionally, recreational spaces have been proposed as part of tourism circuits in the planning area. These spaces include a cultural tourism hub with provisions for boating, site seeing, and traditional dining. Sericulture farm has also been incorporated in the tourism circuit to promote eco-tourism. Connectivity has been established with popular cultural tourist spots like Basudev Than and Majuli island to boost tourism, recreation, and leisure activities even further.

23.10 Transportation

Total transportation facilities account for 20.96 percent of the total developed area which includes existing roads, proposed roads, rotaries, bridges, and proposed transportation nodes. Master Plan for Dhakuakhana, 2041 proposes off-street parking lots to be constructed in the required capacity at the vacated sites of private bus stand and cremation ground. A new ISBT with a 3-hectare area has been proposed in Gohain Handique village. The existing North Lakhimpur-Matmora Road, College Road and Dhemaji road are proposed to be widened to a ROW of 45 meters to form the major axis of arterial roads in the town. Additionally, all major roads bifurcating from these arterial roads have been proposed to be upgraded to a sub-arterial level by widening them to a ROW of 30 meters. All major roads bifurcating from the proposed sub-arterial roads, which connect major residential settlements and public-semi-public areas, are proposed to be upgraded to a ROW of 18 meters. New sub-arterial and collector roads have been proposed in the existing and proposed residential areas. The Master Plan for Dhakuakhana, 2041 proposes a gridiron pattern of new roads which will have grids of one kilometre by one kilometre. a railway line connecting Dhakuakhana to Dhemaji via Gogamukh and North Lakhimpur via Majuli has been proposed in the Master Plan. This line will pass through Dighala Hiloidari, Dighala Chapari, Bantow Pathar, Bantow Chamuah Pathar, Gohainbari Pathar and Gohainbari villages. The railway line has been strategically aligned with the proposed industrial areas, proposed truck terminal and proposed ISBT. A Railway Station having an area of 10 hectares has been proposed in Dighala Hiloidari village. One ICD- truck terminal having an area of three hectares has been proposed in Dighala Hiloidari village, adjacent to the proposed Railway Station and proposed industrial area.

23.11 Agriculture

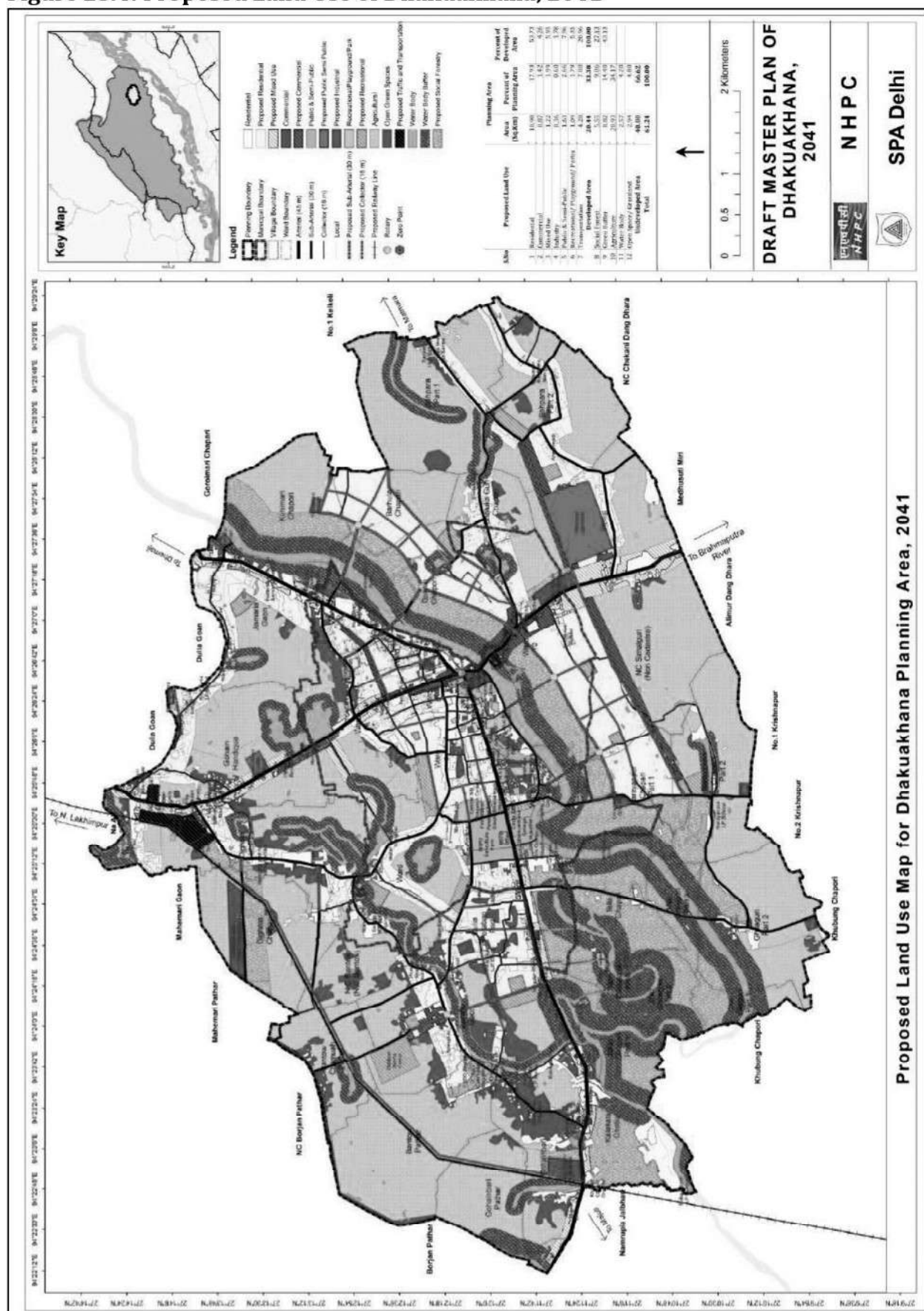
Agriculture remains primary occupation in villages within Dhakuakhana Planning Area. Revamping of agriculture sector is also necessary. Emphasis should be placed on enhancing irrigation facilities. Various interventions are required in agriculture marketing sector to make agriculture lucrative to farmers. Increasingly farmers should be facilitated to grow commercial crops.

23.12 Social Forestry

To maintain the ecological balance of the built environment, a proposal for social forestry has been made in and around eco-sensitive areas of Dhakuakhana Planning Area that are present downstream of the Charikariya River. Additionally, social forestry has been used to create a buffer zone around industrial areas to safeguard neighbouring residential communities from potential health hazards caused by industrial pollutants. Moreover, it is suggested that the proposed residential land use be separated from the river buffer along the south bank of the river in the form of a strip of land that follows the Charikariya River's buffer zone. The projected social forestry covers a total area of 5.55 sq. kilometres.

The above-mentioned proposed land use has been shown in the Proposed Land Use, 2041 (**see Figure 23.4**).

Figure 23.4: Proposed Land Use of Dhakuakhana, 2041



Source: SPA, New Delhi

CHAPTER 24: DEVELOPMENT CONTROL RULES AND REGULATIONS

24.1 Introduction

Development control is as significant as making spatial planning proposals. It is in this direction that this chapter focuses on development control rules and regulations which forms the second most important part of the Master Plan for Dhakuakhana, 2041. Development control rules and regulations facilitate, control, and regulate 'development'. The term development is itself defined in relevant planning act.

The purpose of the development code is to ensure health, safety, and security by placing activities in a manner to minimize long-term harmful effects and optimize the beneficial effects. The code provides a system of classification of land uses based on predominant functions. Following sections discuss a system of classification, permissibility, and development control rules and regulations at city and premise level.

The Development Control Rules and Regulations for Dhakuakhana Master Plan 2041, has been prepared based on the Assam Unified Building Construction (Regulation) Byelaws, 2022.

24.2 System of Classification: Use Category, Use Zones and Use Premises

Dhakuakhana Planning Area is divided into 7 land use categories within developed area and including the undeveloped area, there are total 12 land use categories. Each land use category is further sub-divided into use zones based on the different character of an activity within a use category, which shall be further subdivided into use premises. Each use premise shall be permitted to have specific uses and use activities out of the prescribed uses and use activities with or without conditions.

Unless the context otherwise requires, in this code, use zone means an area for any one of the specific dominant uses of urban functions. Use premise means one of the many sub-divisions of a use zone, designated at the time of preparation of a layout plan for a specific main use or activity and includes the use premise described.

Layout plan means a sub-division plan indicating configurations and sizes of all use premises. This plan is meant to detail out the various provisions of the Master Plan for Dhakuakhana. As is evident from **Table 24.1**, use categories and use zones are explicated.

Table 24.1: Proposed Use Category and Use Zones

Use Category	Use Zone
Residential (R)	High Density Residential (50 - 100 pph)
	Medium Density Residential (30 - 50 pph)
	Low Density Residential (< 30 pph)
Commercial (C)	Retail Commercial
	Wholesale Commercial
Industrial (M)	Small and Medium Scale Industries
	Light Industry
	Medium Industry
Public and Semi-Public (PS)	Hospital
	Education and Research University / University centre, College,
	City level Social - Cultural, Socio-Cultural Complex/ Centre, Religious, exhibition ground
	Police / Police Headquarter / Police Lines, Fire Stations / Disaster Management Centres,
	Burial Ground / Cremation Ground
	Transmission site/telecommunication
	Government Offices/Courts
Recreational and Open Spaces (P)	City/Community level Park
	City/Community level Playgrounds
	Organised green along roads
Transportation (T)	City Bus Terminal/Bus Depot/Truck Terminal/Railway station
	Road/Rail network
Utilities (U)	Water (Treatment Plant etc.)
	Sewerage (Treatment Plant etc.)

Use Category	Use Zone
	Electricity (Powerhouse, Sub-Station etc.)
	Solid Waste (Sanitary landfill etc.)
	Drain
Green, Agriculture and Water Bodies (A)	Agriculture/Green Belt
	Water bodies/fisheries
	Plant nursery/plantations
	Diary Farm/Poultry Farm/Piggery

Light Industries are those which do not emit excessive smoke, noise, offensive odor, or harmful industrial wastes and these industries would be encouraged. These industries would employ not more than 100 workers and use power not more than 100 HP. Medium Industries are those which employ more than 100 workers.

24.3 Use Premises and Permissible Activity

Use premises and permissible activities in relation to different land uses are proposed in a comprehensive manner in the form of a matrix (see Table 24.2). Each use premise is also uniquely coded for the purposes of comprehensibility.

Table 24.2: Definition of Use Premises and Permissible Activity

Use Premise	Code	Definition and Content	Permissible Activity
Residential			
Residential Plot	R001	A premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garage/garages and servant quarters.	Residence, plantation, vegetable garden, pond, onsite biodegradable solid waste management facility.
Residence cum Work Plot	R002	A premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garage/garages and servant quarters has workspace on the ground floor.	Residence, Workspace for Retail Shop, Household Industry and Personal Service Shop in areas specified in land use plan or layout plan.
Residential Plot for Group	R003	A premise of size not less than 3,000 sq m intended for	Residential Flat, Retail Shop of Confectionery

Use Premise	Code	Definition and Content	Permissible Activity
Housing		built-up multi-storeyed residential flats with basic amenities like parking, park, shops for daily needs, public utility.	Grocery and General Merchandise, Books and Stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 15 sq. m each.), Crèche and Day Care Centre on ground floor with an area up to 50 sq m.
Hostel	R004	A premise in which rooms attached to 'Institutions or otherwise are let out on a long-term basis.	Hostel, Guest House, Boarding House, and Lodging House, Watch and Ward Residence (20 sq m), Service Shops (15 sq m)
Orphanage	R005	A premise with facilities for boarding of children who are bereaved of parents. It may or may not have educational facilities.	Orphanage, Residential Flat (For maintenance staff). Hostel, Service Shop (Up to 15 sq m)
Dharamshala	R006	A premise providing temporary accommodation for short duration on no profit basis.	Dharamshala, Service Shops, Soft Drink and Snack Bar (up to 15 sq m)
Night Shelter	R007	A premise providing night accommodation to individuals without any charges. It may be run by government or voluntary agencies	Rooms, Dormitories, Office, Soft Drink and Snack Bar
Guest House	R008	Guest House is a premise where a residential house has been converted into an accommodation for short term stay of visitors.	Residence, Guest House, Retail and Service Shop and Office restricted to 5 per cent of total floor area.
Commercial			
Retail Shop	C001	A premise for sale of commodities directly to consumer with necessary storage.	Retail Shop
Repair Shop	C002	A premise equivalent of a retail shop for carrying out repair of household goods, electronic, gadgets, automobiles, cycles etc.	Repair Shop
Service Shop	C003	A premise equivalent of a retail	Service shop

Use Premise	Code	Definition and Content	Permissible Activity
		shop providing services like tailor, barber, Photocopies etc.	
Vending Booth	C004	A premise in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise	Vending Booth,
Shopping Centre/Market Area	C005	A premise having a number of built-up commercial shops. It may include offices and other facilities as per the hierarchy of shopping centre defined in the master plan.	Retail, Repair and Personal Service Shop, Restaurant, Office, Micro and small industry, Clinical Laboratory, Clinic and Poly Clinic, Soft Drink and Snack Stall, Post Office and Bank, Extension Counter, Nursing Homes, Public toilet facility.
Weekly Market/ Informal Sector Unit	C006	An area used once in a week by group of informal shop establishments in the form of market. These markets shift from one area to another on different days of the week	Weekly Market, Informal Retail Trade, Soft Drink and Snack Stall (All structures will be either temporary or mobile, only for one day in a week), Public toilet facility.
Informal Unit	C007	Retail/service unit, stationary or mobile, working without roof including small <i>khokhas</i> on roadside	Informal Unit
Wholesale Market	C008	A premise from where goods and commodities are sold delivered to retailers. The premise includes storage godowns and loading and unloading facilities.	Wholesale Shop, Godowns and Storage, hostel, night shelter, Commercial Offices (restricted to 25 per cent of the total floor area), Public toilet facility.
Storage, Godowns and Warehousing	C009	A Premise for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. The premise includes the related loading and unloading facilities	Storage, Godowns and Warehousing, Watch and Ward Residence (Up to 20 sq m) Wholesale Outlet, Administrative and Sales Office.

Use Premise	Code	Definition and Content	Permissible Activity
		by Road Transport or Rail Transport as the case may be	
Cold Storage	C010	A premise where perishable commodities are stored in covered space using mechanical and electrical device to maintain the required temperature etc.	Cold Storage, Watch and Ward Residence (up to 20 sq m) Administrative Office.
Commercial Office	C011	A premise used for offices of profit-making organisations.	Commercial Office, Retail and Personnel Service Shop; Restaurant; Bank.
Bank	C012	A premise for offices to perform banking function and operation.	Bank, Watch Ward Residence (up to 20 sq m), Commercial Office, Canteen.
Motor Garage and Workshop	C013	A premise for servicing and repair of automobiles.	Motor Garage and Workshop, Retail Shop (spare parts), Soft Drink and Snack Stall.
Cinema	C014	A premise with facilities for projection of movies with a covered space to seat audience.	Cinema, Watch and Ward Residence (20 sq m) Administrative Office, Soft and Snack Stall, Retail, Shop and Commercial Office (up to 20 per cent of the total floor area).
Petrol Pump	C015	A premise for sale of petroleum products to consumers. It may include servicing of automobiles.	Petrol Pump, Soft Drinks and Snack Stall, Automobile Repair Shop.
Restaurant	C016	A premise used for serving food items on commercial basis including cooking facilities. It may have covered or open space or both for sitting arrangement.	Restaurant
Hotel	C017	A premise used of lodging of 15 persons or more on payment with or without meals for short term duration.	Hotel, Retail and Service Shop and Commercial Office restricted to 5 per cent of total floor area.
Junk Yard	C018	A premise for covered semi-covered or open storage including sale and purchase of waste goods, commodities, and	Junk Yard, Watch and Ward Residence, Sales Office.

Use Premise	Code	Definition and Content	Permissible Activity
		materials	
Manufacturing			
Industrial Plot	M001	A premise for micro, small and medium scale industrial unit	Industrial unit, Administrative Office, Sales Outlet, Residential Flat to the extent of 5 per cent of the floor space or 50 sq m whichever is less for watch and ward and supervision.
Public and Semi-Public			
Government Offices			State and central government offices, local and municipal offices, radio and wireless station,
Hospital	PS001	A premise providing medical facilities of general or specialised nature for treatment of indoor and outdoor patients.	Hospital, Residential Flat (Employees and services personal), Institutional Hostel, Medical College, Retail Shop (Confectionery, grocery and general merchandise, books and stationery, chemist, barber, launderer; vegetable)
Health Centre	PS002	A premise having facilities for treatment of indoor and outdoor patients having up to 30 beds. The health centre may be managed by a public or a charitable institution on non-commercial basis. It includes family welfare centre.	Health Centre and Nursing Home, Health Centre, Nursing Home, Watch and Ward Residence (up to 20 sq m each), Chemist Shop (up to 15 sq m each).
Nursing Home	PS003	A premise having medical facilities for indoor and outdoor patients having up to 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis	Dispensary, Soft Drink and Snack Stall. Clinic.
Dispensary	PS004	A premise having facilities for medical advice and provision of medicines managed by public or charitable institutions.	Dispensary, Soft Drink and Snack Stall. Clinic.

Use Premise	Code	Definition and Content	Permissible Activity
Clinic	PS005	A premise with facilities for treatment of outdoor patients by a doctor. In case of a polyclinic, it shall be managed by a group of doctors	Clinical Laboratory, Soft Drink and Snack Stall.
Clinical Laboratory/Diagnostic Laboratory	PS006	A premise with facilities for carrying out various tests for confirmation of symptoms of a disease.	
Crèche and Day Care Centre	PS007	A premise having nursery facilities for infants during daytime. The centre may be managed by an individual or an institution on commercial or non-commercial basis.	Crèche and Day Care Centre, Watch and Ward Residence (up to 20 sq m)
Nursery and Kindergarten School	PS008	A premise with facilities for training and playing for children preparatory to the school.	Nursery and Kindergarten School, Watch and Ward Residence (up to 20 sq. m.) Crèche and Day Care Centre
Primary School	PS009	A premise having educational and playing facilities for students up to V standard.	Primary School, Watch and Ward Residence (up to 20 sq. m.) Books and Stationery Shop (up to 15 sq m), Soft Drink and Snack Stall. Crèche and Day Care Centre
Secondary School	PS010	A premise having educational and playing facilities for students from VI to X standard. It shall include existing cases of middle school which are up to VIII standard for the purpose of this code.	Secondary, Senior Secondary and Integrated School, Watch and Ward Residence (up to 20 sq m). Book and Stationery and Chemist Shop (up to 15 sq m), Soft Drink and Snack Stall, Canteen, Bank Extension Counter, Auditorium; Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
Senior Secondary School	PS011	A premise having educational and playing facilities for students from VIth to XIIth standard.	
Integrated School	PS012	A premise having educational and playing facilities for students up to XII standard.	
Integrated Residential	PS013	A premise having educational and playing facilities for	School and College, Residential Flat (For

Use Premise	Code	Definition and Content	Permissible Activity
School		students up to XII standard. It shall have boarding facilities for students and may have residence for faculty members.	<p>maintenance staff), Institutional Hostel, Retail Shops of area 15 sq. m. each Confectionery, grocery, and general merchandise, (books and stationery, Chemist, barber, launderer; vegetable); Canteen, Bank Extension Counter, Auditorium, Indoor games Hall, Swimming Pool. Playground Post Office Counter Facility.</p> <p>School and College, Residential Flat (For maintenance staff), Institutional Hostel, Retail Shops of area 15 sq m each Confectionery, grocery, and general merchandise, (books and stationery, Chemist, barber, launderer; vegetable); Canteen, Bank Extension Counter, Auditorium, Indoor games Hall, Swimming Pool. Playground Post Office Counter Facility</p>
College	PS014	A premise for higher education affiliated to a university.	Vocational Training Centre. Watch and Ward Residence (up to 20 sq m). Hotel (Only in case of Government Centres), Books and Stationery Shop (up to 15 sq m) Canteen Library
Vocational Training Institute	PS015	A premise with training facilities for short-term courses for discipline, preparatory to the employment in certain profession and trade. It shall be run by public or charitable	Vocational Training Centre. Watch and Ward Residence (up to 20 sq m). Hotel (Only in case of Government Centres), Books and Stationery Shop (up to 15 sq m)

Use Premise	Code	Definition and Content	Permissible Activity
		institution on non-commercial basis. It includes training-cum-work centre	Canteen Library
University	PS016	A premise for higher education as defined by the University Grants Commission or any other competent authority	Colleges, Academic and Administrative Buildings, Residential Flat (For maintenance staff), Institutional Hostel, Faculty and staff Housing, Market, Playgrounds. Residential and related facility area should not be more than 35 percent of the total area.
Barat Ghar	PS017	A premise used for marriage and other social functions and run by public agency.	<i>Baratghar</i> , Soft Drink and Snack Bar (up to 20 sq m)
Social Welfare Centre	PS018	A premise with facilities for welfare and promotion of community development. It shall be run by a public or charitable institution	Social Welfare Centre, Watch and Ward Residence (up to 20 sq m), Canteen Exhibition-cum-Sale Counter.
Research and Development Centre	PS019	A premise providing facilities for research and development for any specific field.	Research and Development Centre, Watch and Ward Residence (up to 20 sq m). Residential flat (for maintenance staff), Hostel Canteen Bank Extension Counter: Library Post Office Country Facility.
Library	PS020	A premise having a large collection of books for reading and reference for public or specific class	Library, Watch and Ward Residence (up to 20 sq m), Canteen Exhibition and Art Gallery, Auditorium.
Training Centre	PS021	A premise with facilities for training in any discipline, e.g., Engineering, secretarial, sports, arts etc.	Training Centre, Residential Flat (For maintenance staff), Books and Stationery and Chemist Shops, Retail Shop (up to 5 percent of the built space). Canteen, Bank

Use Premise	Code	Definition and Content	Permissible Activity
			Extension Counter, Auditorium, Post Office Counter Facility, Hostel (up to 15 percent of the Built space). In case of Sports Training Centre - Indoor and Outdoor Stadium, Swimming Pool; Playground will be permitted
Motor Driving Training Centre	PS022	A premise having facilities for training of driving automobiles.	Motor Driving Training Centre, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall.
Museum	PS023	A premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.	Museum, Exhibition Centre and Art Gallery, Auditorium and Open-Air Theatre, Watch and Ward Residence (Up to 20 sq m), Canteen.
Exhibition Centre and Art Gallery	PS024	A premise with facilities for exhibition and display of paintings, photograph, sculptures, murals, ceramics, handicrafts, or products of a specific class.	
Auditorium	PS025	A premise having an enclosed space to seat audience and stage for various performances like concerts, play, music, recitals, functions etc.	
Open Air Theatre	PS026	A premise having facilities for audience seating and a stage for performance and open to sky.	
Community Hall	PS027	A premise having an enclosed space for various social and cultural activities of neighbourhood.	Community Hall, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall.
Fair Grounds	PS028	A premise having facilities for exhibition and display and other cultural activities for a group of participants.	Community Hall, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall, Public toilet facility.
Social and Cultural Institute	PS029	A premise with facilities for activities of sociocultural	Fair Ground, Residential Flat (For maintenance

Use Premise	Code	Definition and Content	Permissible Activity
		nature runs by a public, voluntary or individual on primarily non-commercial basis.	staff). Exhibition Centre (Temporary in nature), Restaurant, Soft Drink and Snack Stall, Post Office, Fire Post, Bank Extension Counter Facility, Post Office Counter Facility. Cultural and Information Centre Cultural and Information, Watch and Ward Residence (up to 20 sq m), Hostel, Canteen, Bank, Extension Counter Facility; Auditorium (up to 500 seating capacity). Liberty, Exhibition and Art Gallery.
Religious	PS030	A premise dedicated to accommodation and service nature. It may have different nomenclature in different religion like temple (all faiths), mosque, church, of God or other objects of religious Gurudwara, synagogue, ashram, bathing ghat, gaushala.	Social and Cultural Institute, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall, Restaurant, Canteen; Bank Extension Counter Facility, Auditorium, Library Music: Dance and Drama Training Centre, Museum, Exhibition Centre, and Art Gallery.
Yoga Meditation, Spiritual and Religious Discourse Centre	PS031	A premise having facilities for self-attainment, achieving higher quality of mind and body, spiritual and religious discourse etc.	Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Charitable Dispensary, Library.
Police Post	PS032	A premise having facilities for a local police post of a temporary nature or on smaller scale as compared to a police station.	Yoga Centre, Meditation, Spiritual and Religious Discourse Centre. Watch and Ward Residence (up to 20 sq m) Hostel, Soft Drink and Snack Stall.
Police Station	PS033	A premise having facilities for the offices of local police post	Police Post, essential staff housing.
Disaster Management	PS034	A premise having facility of disaster emergency backup,	Public Station, essential staff housing

Use Premise	Code	Definition and Content	Permissible Activity
Centre		hospital facility, training centre for disaster preparedness, wireless communication etc.	
Fire Station	PS035	A premise with facilities for fire fighting for a catchment area assigned to it. It may include residence of essential staff.	
Post Office	PS036	A premise with facilities for postal communication for use by the public.	Fire Station, Residential Flat (For maintenance staff). Hostel (For employees), Service Workshop.
Telephone Exchange	PS037	A premise having facilities for central operation of telephone system for a designated area.	Post and Telegraph Office and General Post Office, Watch and Ward Residence (up to 20 sq m.), Canteen
Radio and Television Station	PS038	A premise with facilities for recording, broadcast and transmission of news and other programmes through the respective medium. It may include some hostel accommodation for guest artist, transmission facilities like towers.	Telephone Exchange, Watch and Ward Residence (up to 20 sq m), Canteen.
Transmission Tower and Wireless Station	PS039	A premise used for installation of a tower for communication purposes.	Radio and Television Station, Watch and Ward Residence (up to 20 sq m), Hostel, Canteen, Library.
Gas Godown	PS040	A premise where cylinders of cooking gas or other gas are stored.	Transmission Tower, Watch and Ward Residence (up to 20 sq m) Canteen,
Oil Depot	PS041	A premise for storage of petroleum products with all related facilities.	Gas Godown, Watch and Ward Residence (up to 20 sq m) Caretaker Office.
Government Office	PS042	A premise used for the offices of Union Government, State Government, Local Government and Public Sector Undertaking	Oil and Gas Depot, Residential Flat (Watch and Ward and maintenance staff only), Administrative, Office.
Burial Ground	PS043	A premise with facilities for burying of dead bodies.	Burial Ground, Cremation Ground

Use Premise	Code	Definition and Content	Permissible Activity
Cremation Ground	PS044	A premise with facilities of performing last rites of dead bodies by burning.	Cemetery and Crematorium, retail shops of Wood, flowers, and related materials, Watch and Ward Residence (up to 20 sq m). Facility for registration of deaths, sheds for performing rituals, drinking water, parking
Cemetery	PS045	A premise with facilities for burying of dead bodies by Christian community.	
Electric Crematorium	PS046	A premise with facilities for disposing off the deal body in an electric furnace.	
Recreational			
Park	P001	A premise used for recreational leisure activities. It may have on it related landscaping, parking facilities, public toilet, fencing etc. It will include synonyms like lawn, open space, green etc.	Park, Soft Drink and Snack Stall (up to 15 sq m)
Playground	P002	A premise used for outdoor games. It may have on it landscaping, parking facilities, public toilet, etc.	Playground, soft drink, and snack stall (up to 15 sq m)
Sports Complex	P003	A premise for one or many outdoor and indoor games with related facilities. This may include pavilion building and stadium structure to seat spectators including related facilities for players.	Outdoor Stadium, Indoor Stadium and Shooting Range, Indoor Games Hall Stadium, Local Government Office (for Maintenance), Watch and Ward Residence (up to 20 sq m), Residential Flat (For maintenance staff). Retail Shop, Restaurant. Soft Drink and Snack Stall (up to 50 sq m)
Recreational Club	P004	A premise used for gathering of group of persons for social and recreational purposes with all related facilities.	Recreational Club, Watch and Ward Residence (up to 20 sq m), Residential Flat (For maintenance staff)

Use Premise	Code	Definition and Content	Permissible Activity
			Swimming Pool, Indoor and Outdoor Games Facilities
Zoological Garden Aquarium	P005	A premise in the form of a garden with plantation for research and exhibition.	Zoological and Botanical Garden, Bird Sanctuary, Watch and Ward Residence (up to 20 sq m), Residential Flat For maintenance staff). Retail Shop, Restaurant.
Bird Sanctuary	P006	A premise in the form of large park or forest for preservation and breeding of birds with all related facilities.	
Botanical Garden	P007	A premise in the form of a garden with planation for research and exhibition.	
Specialised Park / Ground wonder land etc.	P008	A premise having a park or ground for a designated use like public meeting grounds, fun park,	Public Meeting Ground, Public Address Podium, Soft Drink and Snack Staff.
Camping Site	P009	A premise for short duration stays, for recreational or leisure purpose, of a family located within a tourist and /or recreational centre.	Picnic huts
Transportation			
Bus Terminal, Truck Terminal, Railway station	T001	A premise used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.	Bus terminal/Truck Terminal/Railway station Administrative Office, Booking Offices, passenger accommodation facilities and essential staff Residence (residential component not more than 15 percent of the built space), , Soft Drink and Snack Stall ,Shops, Other Offices (commercial space not more than 5 percent of the built space)
Bus Depot	T002	A premise used by a public transport agency or any other such agency for parking, maintenance, and repair of	Bus Depot, Workshop, Administrative Office Watch and Ward Residence (up to 20 sq

Use Premise	Code	Definition and Content	Permissible Activity
		buses. This may or may not include a workshop	m), Soft Drink and Snack Stall, Shops, Other Offices (not more than 5 percent of the built space)
Parking	T003	A premise used for parking of vehicles. The public parking lots may be run on commercial or non-commercial basis.	Parking
Taxi and Three-Wheeler Stand	T004	A premise to be used for parking of intermediate public transport vehicles run on commercial basis	Taxi and Three Stand.
Petrol filling station	P001	A premise to be used for filling petrol, and gas in vehicles and electric plugs for charging batteries of vehicles. This would also include shops selling groceries.	All public and private vehicles on payment.
CNG filling station	P002		
EV charging station	P003		
Utilities			
Overhead Tank	U001	A premise having an overhead tank of storage and supply of water to its neighbouring areas. It may or may not include a pump house	Overhead Tank
Underground Tank	U002	A premise having an underground tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.	Underground Tank
Water Treatment Facility	U003	A premise having mechanism for drawing, treatment, and distribution of water	Treatment Plant, Office, Watch and Ward Residence (not more than 15 sq m)
Sewage Treatment Facility	U004	A premise having mechanism for collection of sewerage, treatment, and its consequent disposal.	Treatment Plant, Office, Watch and Ward Residence (not more than 15 sq m)
Sewerage Pumping Station	U005	A premise with a pumping station used for pumping sewerage on to a higher gradient.	Pumping station
Public Toilet	U006	A premise having latrine and urinals for use of public. It	Toilet

Use Premise	Code	Definition and Content	Permissible Activity
		may or may not include drinking water facility.	
Electric Sub-station	U007	A premise having electrical installation and transformer for distribution of power.	Sub-station, Office, Watch and Ward Residence (not more than 15 sq m)
Dhallao and Dustbin	U008	A premise used for collection of garbage for its onwards transportation to waste management facility	Community bin and Dustbin
Dhobi Ghat	U009	A premise used for cleaning and drying of cloths/linen by washer man.	Place for washing, temporary structure for storage, drying
Integrated Waste Management Facility	U010	A premise used for waste segregation, treatment and storing.	Place for waste segregation, storage and treatment, shop for sale of bio-manure, other recycled products,
Green area, Agriculture and Water Bodies			
Orchard/ Plantation	A001	A premise with a thick growth of fruit or other trees. It may also include garden with fruit trees.	Orchard, Watch and Ward and Maintenance Staff Residence (up to 20 sq m).
Plant Nursery	A002	A premise with facilities for rearing and sale of young plants.	Nursery, Watch and Ward Residence (up to 20 sq m) All Structures shall be temporary in nature.
Forest	A003	A premise with thick natural flora which may have part natural flora and part man-made flora defined by any statutory body (local, state, or central) as forest. Area notified under The Forest Act	Forest
Dairy Farm	A004	A premise with facilities for rearing and processing of dairy products. It may have temporary structure of sheds of animals and birds.	Dairy Farm, Watch and Ward Residence (up to 20 sq m) All Structure shall be temporary in nature.
Poultry Farm	A005	A premise with facilities for rearing and processing of	Poultry Farm, Watch and Ward Residence (up

Use Premise	Code	Definition and Content	Permissible Activity
		dairy products. It may have temporary structure for sheds of birds	to 20 sq m) All Structure shall be temporary in nature.
Piggery	A006	A premise with facilities for rearing and processing of piggery products. It may have temporary structure for sheds pigs.	Piggery Shed, Watch and Ward Residence (up to 20 sq m); All structures shall be temporary in nature.
Rural Centre	A007	A premise having facilities for different functions for a certain number of villages it caters to.	Rural Centre, Retail Shop, Repair Shop, Personnel Service Shop, Weekly Market, Bank, Commercial Office, Cinema, Restaurant, Local Government Office, Dispensary, Clinic Clinical Laboratory, Hospital, Senior Secondary School, Library, Community Hall, Police Post, Fire Post, Post Office.

One of the major concerns for enforcement and regulation in city planning is the idea of permissibility of use premises in various use zones. Table 24.3 is intended to answer this concern.

Table 24.3: Permissibility of Use Premises in Various Zones

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Residential									
Residential Plot	R001	P	P	P	P*	NP	NP	NP	NP
Residence -cum-work Plot	R002	P	P	P	P*	NP	NP	NP	NP
Residential Plot- Group Housing	R003	NP	NP	P	P*	NP	NP	NP	NP
Hostel	R004	NP	P*	P	P	P*	P*	P	NP
Orphanage	R005	NP	P*	P	P	NP	NP	P	NP
Dharamshala	R006	NP	P*	P	P	P*	P*	NP	NP
Night Shelter	R007	NP	P*	P	P	P	P	P	NP
Guest House	R008	NP	P*	P	P	P*	NP	NP	NP

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Commercial									
Retail Shop	C001	P	P	P	P	P	P	P	NP
Repair Shop	C002	P	P	P	P	P	P	P	NP
Personal Service Shop	C003	P	P	P	P	P	P	P	NP
Vending Booth	C004	P	P	P	P	P	P	P	NP
Shopping Centre/Market Area	C005	P**	P**	P**	P	NP	NP	NP	NP
Weekly Market / Informal Sector Unit	C006	P*	P*	P*	P	P	P*	NP	NP
Informal Unit	C007	P	P	P	P	P	P	P	NP
Wholesale Market	C008	NP	NP	NP	NP	P	P*	NP	NP
Storage, Godowns and Warehousing	C009	NP	NP	NP	NP	P	P	NP	NP
Cold Storage	C010	NP	NP	NP	NP	P	P	NP	NP
Commercial Office	C011	NP	NP	P*	P	P*	P*	NP	NP
Bank	C012	P*	P*	P	P	P	P	P*	NP
Motor Garage and Workshop	C013	NP	NP	NP	P*	P	P	NP	NP
Cinema	C014	NP	NP	NP	P	NP	NP	NP	NP
Petrol Pump	C015	P*	P*	P*	P*	P*	P*	P*	NP
Restaurant	C016	NP	NP	P*	P	P	P*	NP	NP
Hotel	C017	NP	NP	NP	P	P*	P*	NP	NP
Junk Yard	C018	NP	NP	NP	P*	P	P	NP	NP
Manufacturing									
Industrial Plot	M001	NP	NP	NP	NP	P*	P	NP	N P
Public and Semi-Public									
Hospital	PS001	NP	NP	NP	P	P	NP	P	NP
Health Centre	PS002	P	P	P	P	P	P	P	NP
Nursing Home	PS003	P	P	P	P	P	P	P	NP
Dispensary	PS004	P	P	P	P	P	P	P	NP
Clinic	PS005	P	P	P	P	P	P	P	NP

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Clinical Laboratory/ Diagnostic Laboratory	PS006	P	P	P	P	P	P	P	NP
Crèche and Day Care Centre	PS007	P	P	P	P	P	P	P	NP
Nursery and Kindergarten School	PS008	P	P	P	NP	NP	NP	P	NP
Primary School	PS009	P	P	P	NP	NP	NP	P	NP
Secondary School	PS010	P	P	P	NP	NP	NP	P	NP
Senior Secondary School	PS011	P	P	P	NP	NP	NP	P	NP
Integrated School	PS012	P	P	P	NP	NP	NP	P	NP
Integrated Residential School	PS013	NP	NP	NP	NP	NP	NP	P	NP
College	PS014	NP	NP	NP	NP	NP	NP	P	NP
Vocational Training Institute	PS015	NP	NP	NP	NP	P	P	P	NP
University	PS016	NP	NP	NP	NP	NP	NP	P	NP
Barat Ghar	PS017	NP	P*	P	P	P	NP	NP	NP
Social Welfare Centre	PS018	NP	NP	NP	NP	NP	NP	P	NP
Research and Development Centre	PS019	NP	NP	NP	NP	NP	NP	P	NP
Library	PS020	P	P	P	P	P	P	P	NP
Training Centre	PS021	NP	NP	NP	P	P	P	P	NP
Motor Driving Training Centre	PS022	NP	NP	NP	P	NP	P	P	NP
Museum	PS023	NP	NP	NP	NP	NP	NP	P	NP
Exhibition Centre and Art Gallery	PS024	NP	NP	NP	NP	NP	NP	P	NP
Auditorium	PS025	NP	NP	NP	P	NP	NP	P	NP
Open Air Theatre	PS026	NP	NP	NP	P	NP	NP	P	NP
Community Hall	PS027	P	P	P	P	P	P	P	NP
Fair Grounds	PS028	NP	NP	NP	NP	NP	NP	P	P

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Social and Cultural Institute	PS029	NP	NP	NP	NP	NP	NP	P	NP
Religious	PS030	P	P	P	P	P	P	P	NP
Yoga Meditation, Spiritual and Religious Discourse Centre	PS031	P	P	P	P	P	P	P	NP
Police Post	PS032	P	P	P	P	P	P	P	NP
Police Station	PS033	NP	NP	NP	P	P	P	P	NP
Disaster Management Centre	PS034	NP	NP	NP	P	P	P	P	NP
Fire Station	PS035	NP	NP	NP	P	P	P	P	NP
Post Office	PS036	NP	NP	P	P	P	P	P	NP
Telephone Exchange	PS037	NP	NP	NP	P	P	P	P	NP
Radio and Television Station	PS038	NP	NP	NP	P	P	P	P	NP
Transmission Tower and Wireless Station	PS039	NP	NP	NP	P	P	P	P	NP
Gas Godown	PS040	NP	NP	NP	NP	P	P	NP	NP
Oil Depot	PS041	NP	NP	NP	NP	NP	P*	NP	NP
Government Office	PS042	NP	NP	P*	P	P	P	P	NP
Burial Ground	PS043	NP	NP	NP	NP	NP	NP	P	NP
Cremation Ground	PS044	NP	NP	NP	NP	NP	NP	P	NP
Cemetery	PS045	NP	NP	NP	NP	NP	NP	P	NP
Electric Crematorium	PS046	NP	NP	NP	NP	NP	NP	P	NP
Recreation									
Park	P001	P	P	P	P	P	P	P	P
Playground	P002	P	P	P	P	P	P	P	P
Sports Complex	P003	P	P	P	P	P	P	P	P
Recreational Club	P004	P	P	P	P	P	P	P	P
Zoological Garden Aquarium	P005	NP	NP	NP	NP	NP	NP	P*	P

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Bird Sanctuary	P006	NP	NP	NP	NP	NP	NP	P*	P
Botanical Garden	P007	NP	NP	NP	NP	NP	NP	P*	P
Specialized Park, Ground wonder land, etc.	P008	NP	NP	NP	NP	NP	NP	P*	P
Camping Site	P009	NP	NP	NP	NP	NP	NP	P*	P
Transportation									
Parking	T003	P	P	P	P	P	P	P	P
Taxi and Three Wheeler Stand	T004	P	P	P	P	P	P	P	P
Utilities									
Overhead Tank	U001	P	P	P	P	P	P	P	P
Underground Tank	U002	P	P	P	P	P	P	P	P
Public Toilet	U006	P	P	P	P	P	P	P	P
Electric Sub-station	U007	P	P	P	P	P	P	P	P
Dhallao and Dustbin	U008	P	P	P	P	P	P	P	P
Dhobi Ghat	U009	NP	P*	P*	P*	P	P	NP	N P

Note: P* Special permission needed after ascertaining the scale, impact, and long-term implications of activity in the area

Note: P** Neighbourhood level shopping area only to be permitted. Burial Ground, Cremation Ground, Cemetery and Electric Crematorium can also be permitted in Use Category "Agriculture and Water Bodies". Use premises not covered in the table are permitted in their use zone only. Premises in different use zones can be added as per the requirements of the town.

24.4 Development Control Rules and Regulations

24.4.1 Front Setback

Every building front a street shall have a front space from the prescribed street line forming an integral part of the site as shown in **Table 24.3** below:

Table 24.4: Front Setback for buildings

Existing width of Street fronting the plot	Minimum Front Open Space		
	Upto 9.6m	Upto 15.6m*	Above 15.6m*
Upto 6.6m	3.6m	4.5m	6.0m
More than 6.6 to 15.0m	4.5m	6.0m	7.5m
More than 15.0 to 24.0m	6.0m	7.5m	9.0m

More than 24.0 to 45.0m	6.0m	9.0m	12.0m
More than 45.0m	7.5m	12.0m	15.0m

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022

*Assuming 0.6m to be the plinth height from the average level of the ground around and contiguous building.

Provided that the Authority shall prescribe different front and rear setback, considering space required for widening of road and minimum space required. In case of building abutting two or more streets the wider street shall be considered for determining building height and other regulations.

24.4.2 Side and Rear Setback

Table 24.5: Side and Rear Setback for Buildings

S. No.	Height of the Building (m)*	Side and Rear Open space to be left around the Building (m)
1.	9.6	1.8
2.	12.6	2.4
3.	15.6	3.6
4.	18.6	4.2
5.	21.6	5.0
6.	24.6	5.5
7.	27.6	6.0
8.	30.6	7.0
9.	36.6	9.0
10.	45.6	10.0
11.	54.6 and above	12.0

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022

*Considering 3m minimum parking height. If the building is in between two building heights specified above and if it exceeds 10% subject to maximum 1.5m the higher height will be considered for rear and side setbacks.

24.4.3 Minimum Plot Size for Residential Use

Table 24.6: Minimum Plot Size for Residential Use Buildings

	Requirement	Plot Size (sq.m)	Minimum width of the plot (m)
1.	The minimum size of the plot for residential building within ULB area to be	134	6.0
2.	The minimum size of plot for residential building outside ULB area to be	200	7.5

	Requirement	Plot Size (sq.m)	Minimum width of the plot (m)
3.	The minimum size of plot for EWS/LIG residential building	53.56 to 134	4.0

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022

Table 24.7: Minimum Plot Size for Buildings other than Residential Use

Nature of Building	Minimum Plot Size
Apartment not exceeding 8 self contained dwelling units	500 sq.m
Mixed use building of residential apartment and commercial above 15.6m	1337.8 sq.m (5 Katha)

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022

For residential building or apartment in a plot less than 1 bigha in residential zone; 30% of the allowable Floor Area Ratio (FAR) area shall be allowed for other uses as permitted in the zone as per the Master Plan.

Schedule of the Master Plan for Dhakuakhana town includes the Dhakuakhana Municipal area of 12.58 sq km and Master Plan area measuring 61.24 sq km. The details of the schedule of the planning area are as follows:

24.4.4 Plot Size and Setbacks for Commercial Use in Commercial Zone

Minimum Plot Size: 134 sq.m

Minimum Width of Plot: 6m

Table 24.8: Plot Size and Setbacks for Wholesale Use in Wholesale Commercial Zone

Minimum Plot Size	670 sq.m (only for wholesale-commercial and warehouse buildings)
Minimum Plot Width	15m
Maximum Height	a. 15.0m for building of wholesale use b. For other building the height will be as per the regulation of individual buildings
Minimum Setback	As mentioned in Table 24.5

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022

24.4.5 Regulation for Buildings in Public and Semi-public Zone other than School

The regulations for buildings in Public and Semi-public Zone other than school are shown below in **Table 24.9**.

Table 24.9: Regulation for buildings in Public and Semi-public Zone other than School

S. No.	Requirements	Light		Medium	
		Area in sq.m	Width in m	Area in sq.m	Width in m
1.	Minimum size of plot	744.0	15.5	1800	27.5
2.	Minimum setback of all structure/ building or the structure from the prescribed street line set	Front	6.0	Front	9.0
3.	Minimum	Rear	6.0	Rear	6.0
	Setback	Side	5.0	Side	6.0
		If any structure or building is permitted for human habitation under provision of these rules the yard conditions shall be same as prescribed in Table 24.5.		If any structure or building is permitted for human habitation under provision of these rules the yard conditions shall be same as prescribed in Table 24.5.	
4.	Maximum Height	15m		15m	

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022.

Table 24.10: Floor Area Ratio (FAR) for Residential, Commercial and Mixed Use

Base Floor Area Ratio (FAR)	Existing Road Width(m)	Plot Size (sq.m or Bigha or Katha)			
		Plot Size up to 670 sq.m (2.5 K)	Plot Size above 670 sq.m up to 1338 sq.m (2.5K - 1B)	Plot Size above 6690 sq.m (5B) up to 13380 sq.m (10B)	Plot Size above 133801 sq.m (10 B)
		FAR	FAR	FAR	FAR
100	Above 3.6 upto 4.5	125	125	125	125
125	Above 4.5 upto 6.6	125	125	125	150
150	Above 6.6 upto 8.0	150	160	175	175
150	Above 8.0 upto 15	150	175	225	275
160	Above 15	175	200	250	300

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022.

The base FAR, maximum permissible FAR for industrial, wholesale and storage buildings shall be prescribed below in **Table 24.11**.

Table 24.11: Regulations for industrial, wholesale and storage buildings

Road Width	Base FAR	Maximum Permissible FAR
9.0m – up to 15.0m	125	150
Above 15.0m	150	175

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022.

The base FAR, maximum permissible FAR for educational, institutional and assembly buildings shall be prescribed below in **Table 24.12**.

Table 24.12: Regulations for educational, institutional and assembly buildings

Road Width	Base FAR	Maximum Permissible FAR
9.0m – up to 15.0m	125	150
Above 15.0m	150	175

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022.

For other type of buildings not specifically mentioned above, the Authority will decide considering the similarity of the building with the above use.

The proposed FAR structure shall be based on following aspects.

- i) Maximum permissible FAR over and above base FAR will be allowed on payment of premium charge in plots where all other conditions are fulfilled.
- ii) No piece of land shall be used as a site for the construction of building if the Authority considers that site is insanitary or that it is dangerous to construct a building on it.
- iii) Means of access:
 - a) No building shall be erected so as to deprive any other building of the means of access.
 - b) Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon and diminishes area set apart as means of access
 - c) The Authority may refuse or modify a proposal if it considers that site is insanitary or that it is dangerous to construct a building on it or if by virtue of smallness or odd shape of the site if the Authority considers that it is not suitable for development or if the site is near a water body or water course and the proposed development is likely to contaminate the said water body or water course or change the course of the channel or if the site is likely to be inundated and satisfactory arrangements for proper drainage is not possible or if the site is a filled up tank or low lying or made up of soil by depositing rubbish or offensive matters the proposal is likely to be effected by dampness owing to the sub soil water or if the site does not abut any existing public or private street
 - d) The width of the main street in which the building abuts shall not be less than as given below in **Table 24.13** and the width of road shall be taken as existing available road width or the road width in the revenue record whichever is less for following uses.

Table 24.13: Regulations for Road Width

S. No.	Type of Building/Use	Minimum Road Width Required (m)	
		Urban Local Bodies (ULB) Area	Outside Urban Local Body (ULB) Area but within Master Plan
1.	Multi-storeyed commercial or Multi-storeyed mixed use	15.0	18.0
2.	Institutional	-	-
3.	Educational Facilities		
	A) Schools: Primary, Higher Secondary	9.0	12.0
	B) Higher Education	12.0	18.0
4.	Health Facilities		
	A) Clinics	9.0	12.0
	B) Hospital or Nursing Home (up to 20 beds)	12.0	15.0
	C) Hospital or Nursing Home (> 20 beds)	15.0	18.0
5.	Hall for social gathering or assembly hall		
	A) Community Hall (up to 2000 sq.m plot)	9.0	12.0
	B) Community Hall (> 2000 sq.m plot)	12.0	15.0
	[This shall not be applicable for Restaurant, Gymnasium, clubhouse, Library for which minimum road width of 6.6m shall be required.]		
6.	Industrial or Warehouse etc. and similar use	12.0	15.0

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022.

Note:

- The width of a street or road means the clear average width of the existing carriage way and foot path and drains only on which the building or plot abuts. The minimum width of this existing and the proposed width prescribed by the Authority will be taken for calculating the maximum permissible height of building. The average width shall be computed by taking the width of the road at the last junction point leading to the plot. in front of the plot and at the point where road width is minimum. in cases where the width of the street / road is not regular or uniform all along the length of the road provided That minimum road width is available at entry point. in front of the plot and some other two points;
- However, the Authority shall have the power to re-fix the minimum road width from time to time considering the developments in these areas and prescribe different front open space.
- For existing road/layout width less than 2.4 m only Ground+ I buildings shall be allowed with maximum FLOOR AREA RATIO (FAR) 75.

- d) For road width from minimum 2.40 m. only Ground+I buildings shall be allowed with FLOOR AREA RATIO (FAR) 125 with coverage and setbacks as mentioned below in **Table 24.14**.

Table 24.14: Setbacks with respect to Plot Size

S. No.	Plot Size	Setback
1.	53.56 sq.m to 93.73 sq.m (4L to 7L)	Front or Rear: 1.80m
2.	93.73 sq.m to 134 sq.m (7L to 10L)	Side: 0.90m on both sides Nil setback at one side is allowed with NOC from neighbour
3.	Above 134 sq.m	As per Clause 24

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022.

- e) If there is any bend or curve on the approach road, a sufficient width shall be provided at the curve to enable the heavy fire appliances to turn, the turning circle being at least of 7.5 m radius at centre of the road
- f) Main entrance to the premises shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If archway is provided over the main entrance the height of the archway shall not be at a height less than 4m
- g) For group housing scheme up to 12.6 m height there shall be a space of minimum 3 m. between individual buildings. For other Multistoreyed buildings the minimum space between individual buildings will be as follows –
 Upto 15.6m - 4.8 m
 Upto 18.6m - 5.0 m
 Above 18.6m - 6.0m
 20% of the total area is to be utilized for organized recreational area or gardening;
- h) For a building constructed on still with provision of ground level parking floor, the height of building will be-calculated-after exempting maximum 3.0 m G.F. height. For a building with semi-basement parking the height of the building will be calculated from the top of semi-basement parking. But for additional set back calculation height of building will be calculated from actual ground level;
- i) The minimum distance of any building from the edge of natural drainage channels shall be as given below in **Table 24.15**.

Table 24.15: Distance from Water Bodies

Type	Distance
River as marked in the plan	15m
Bharalu, Mora Bharalu and Bondajan	10m
Other Channels	6m
Minor Drains (not marked in the plan)	In accordance with setback requirements for buildings provided in the bylaws
Notified water bodies	15m
Other notified waterbodies	6m
Other Large Ponds or water bodies (as marked in the plan)	10m

Small ponds (not marked in the plan)	In accordance with setback requirements for buildings provided in the bylaws
--------------------------------------	--

Source: The Assam Unified Building Construction (Regulation) Byelaws, 2022.

- j) The width of bridge for entrance to the premises through bridge over water channel will be 4.5 m to 6.6 m for a single bridge to the premises. For two bridges the width of one bridge should be 4.5 m with a gap of 7.5 m between the two bridges for the purpose of separate exit and entry.

24.4.6 Area Regulations

The setback line, yard widths, coverage will be according to the standards as specified in these byelaws:- The Authority will relax the standards in special cases as specified below:

- a) In case it is not desired to provide a backyard, an internal courtyard of equal area may be provided, where the rear side will also be considered as side yard;
- b) In case of semi-detached houses, the side on which the side yard is to be left shall be prescribed by the Authority;
- c) Building abutting on two or more streets: When a building abuts two or more streets, the setback from the streets shall be such as if the building is facing each such street and the other side/ sides shall be considered as side setbacks;
- d) Where shape of the plot or other circumstances result in conditions to which the provisions governing yard requirements cannot be applied the Authority may prescribe different yard requirements;
- e) In a plot not directly abutting any street, any two sides may be considered as front and rear yard for the purpose of these bye-laws.

24.4.7 Maximum height of the building and additional requirement

For Buildings exceeding G+3 storey the following conditions shall apply except in cases where otherwise specified:-

- i) Building height shall not exceed 1.5 times the width of the road plus front open space subject to the requirement of front open space of a maximum of 16m.
 - a) For the purpose of height calculation width of the road shall be taken as existing road width;
 - b) Lift machine room, staircase, parapet height shall not be included in the height of the building;

- c) For a building constructed on still with provisions of ground level parking floor or semi-basement parking floor, the height of the building shall be calculated by omitting the height of the parking floor up to a maximum of 3.0 m. for the purpose of building height subject to provision of exclusive parking in the ground floor with special earthquake resistance measure;
- d) In all buildings other than residential buildings irrespective of height of buildings, installation of fire safety measures to be made as per Part-IV (Fire & Life Safety) of National Building Code of India, 2005 and approved by the Director, Fire and Emergency Services, Assam, before the Occupancy Certificate is issued by the competent authority;
- e) For a building with a height above 12.6 m. or above 4 floors including the ground floor, at least one lift shall be made available;\
- f) For building in the vicinity of aerodromes, the maximum height of such building shall be subject to conformity with the height limitations prescribed by the Civil Aviation authorities from time to time and to this effect a No Objection Certificate issued by that authority shall be submitted by the applicant along with plans to the sanctioning Authority;
- g) Height exception: - The following appurtenant structure shall not be included in the height of building;
 - i) Roof tanks and their supports not exceeding 2.0 m. in height;
 - ii) Ventilating, air conditioning and lift rooms and similar service equipments, stair covered with roof up to 3.0 m. in height, chimney and architectural features not exceeding 1.5 m. in height;
 - iii) Rooftop Assam Type pitched rainwater harvesting structure covering up to 50% of the roof area. The height of such structure is to be restricted to 2.1 m;
- h) Maximum height of parking floor shall be 3.0 m measured up to the soffit level;
- i) An intermediate service floor shall be allowed for hotels, hospitals and specialized buildings. The height of such service floor shall not be more than 2.1 m from upper surface of the floor to the lower surface of the roof above. The floor shall be exempted of FLOOR AREA RATIO (FAR).

24.5 Earmarking or Reservation of Plotted Area for EWS Category in Land Sub-Division or Plotted Development Schemes

In case of land sales a minimum of 10% of plotted area is to be earmarked / reserved for Affordable Housing segment i.e, Economically Weaker Section (EWS) /Lower Income Group (LIG) category in all Residential Layout Plans of Plots with land area of 1.5 Hectare and above with minimum plot size for EWS shall be between 54 sq.m. to 120 sq.m.

24.6 Special Provisions for Construction of Economically Weaker Housing and Slum Housing through Government and Semi- Government Agencies.

- a) Minimum height of the floors to be taken as 2.7m;
- b) The minimum height of plinth shall be 30cms. from top surface of the approach road or pathway;
- c) In plotted development for EWS buildings the setbacks may be relaxed up to following for a two storied building;
 - Side - 1.0 m
 - Rear - 2.4 m
 - Front - 2.4 m from proposed street line

24.7 Earmarking or Reservation of Dwelling Units For Affordable Segment i.e, Economically Weaker Section (EWS) or Lower Income Group (LIG) Category in Group Housing Schemes(GHS)

The authority shall allow a minimum of 10% to a maximum of 25 % additional FLOOR AREA RATIO (FAR) beyond the maximum permissible FLOOR AREA RATIO (FAR)for every Group Housing/ apartment building where Economically Weaker Section (EWS) /Lower Income Group (LIG) housing is earmarked. to the extent of additional FLOOR AREA RATIO (FAR), in plots with a minimum area of 2000 sq.m. These units will be set apart and developed for EWS housing with carpet area between 31 sq.m. to 34 sq.m. and for LIG housing units with carpet area up to 66 sq.m. respectively.

1. The owner/developer is given freedom to build these units in a separate block with separate access with option to develop only EWS dwelling unit in lieu of LIG. However provision of extra FLOOR AREA RATIO (FAR) will be applicable only if these units are constructed in a separate block and not mixed with other HIG or LIG units;
2. Servant quarters constructed shall be reckoned towards EWS housing requirements in GHS;
3. Provision of extra FLOOR AREA RATIO (FAR) (if the houses are constructed by the developer or private agencies and through co-operative societies and made available at a subsidized and an affordable price to EWS) for Economically Weaker Section (EWS) /Lower Income Group (LIG) will be available to the developer or private agencies in the same group housing scheme. For example, if the developer or private agencies constructs 2000 sq meter built up area for Economically Weaker Section (EWS) /Lower Income Group (LIG) he will get additional Floor Area of 2000 sq meters in addition to the permissible FLOOR AREA RATIO (FAR), provided that the total FLOOR AREA RATIO (FAR) shall not exceed 25% of applicable FLOOR AREA RATIO (FAR) for the relevant land use;
4. For Building up to height of 15 m. is not required to be compulsorily provided with a lift. There shall be one staircase for every 16(Sixteen) dwelling units or part thereof, provided the ground floor units are not provided with entry from the landing space of the staircase.

24.8 Re-Use Of Recycled or Wastewater

Every group housing scheme/apartment houses and commercial complexes/institutional buildings shall be provided with installation of system of recycling of wastewater from bathrooms and kitchen sinks (excluding water closets). The final treatment plant should recycle water which should be re-used for purposes other than drinking such as gardening, landscaping, and washing of roads/pathways and so of. Accordingly the space for a wastewater treatment plant is mandatory to be proposed in the layout and constructed as per the approved norms and specifications in case of –

- a) Residential lavouts. areas measuring 4000 Sqm or more;
- b) Group housing or Apartment houses if the area measures 2000 Sqm and above or if the consumption of water is 20000 liters per day or if it is a multi-storied

building with 20 or more apartments houses; ii. commercial Complexes or Institutional or Hotel and Lodges/Industrial Buildings etc. if the built-up area is 1500 Sqm and more or water consumption is 20,000 liters per day; iv. hospitals/Nursing Homes with 40 or more beds.

24.9 System of Recycling of Wastewater for Reuse

Every group housing schemes/apartment houses etc. shall make Provisions of facilities and infrastructure to recycle the Wastewater (Grey Water) from bath rooms and kitchen sinks in following manners:

- a) Each building shall have a separate downward pipeline to collect waste water from bath and wash basins and the collected waste water shall be treated adequately by organic or mechanical recycling and taken to a Settling tank for onward pumping to the exclusive overhead tank or to a separate collection unit of over head tank for exclusive use of toilet flushing through cisterns. The excess waste water not reused for toilet flushing shall be suitably connected to the rain water recharge structures for ground water recharge.

Explanation: For the purposes of this bye-law in so Floor Area Ratio (FAR) as the regard to recycling systems are concerned, any other modifications, additional structures, alternative designs furnished by the applicant shall be considered for approval, if it conforms to recycling concept to the satisfaction of the competent authority for building plan approval.

- b) Settling Tanks: The tank should be large enough to hold twice the expected daily flow of wastewater plus 40% to allow sludge accumulation and surge loading. One type of settling tank well-suited for grey water treatment is a septic tank with aeration facility.
- c) Disinfection Facility: Two chemicals viz. Chlorine and Iodine may be used to disinfect water. Organic material in grey water may combine with Chlorine to reduce amount available for disinfection;
- d) Filters: Type of filter required depends on amount of grey water to be filtered and type of contaminates present. Viz., simple drain filter, Activated charcoal, cellulose or ceramic cartridge, slow and or multimedia filters etc could be used based on specific requirement;

- e) Separate Collection Units and Overhead Tank: Grey water for reused to be collected in separate unit and provision is made for a separate Overhead tank for storage of recycled grey water for use of toilet flushing and gardening I landscaping purposes only;
- f) Duel Pipelines: Lying of dual pipe lines is necessary viz., one for carrying potable water and other for carrying grey water duly marked in orange colour and laid separately for the case of identifying the pipe carrying grey water;
- g) If separate point to draw water for gardening, landscaping and washing is provided it should be provided with an adequate warning that the water is not fit for drinking.

The following areas to be earmarked by the Authority by notification from time to time if not already notified in the Master Plan should be excluded for permission of multistoreyed building.

1. National Heritage zones consisting of places of pilgrimage and worship (like Satra, Namghar. Devalaya, Mandir, Math, Masjid, Dargah, Gurudwara, Church) and sites of historical and cultural importance;
2. Areas falling on or abutting natural drainage channels;
3. Areas falling on or abutting wetlands;
4. Areas earmarked for infrastructure of civic amenities in the Master Plan and Zoning Regulation
5. Sites on hills and foothills requiring excavation that is likely to cause soil erosion. land slide or instability of hill slope: and sites below overhanging embedded rocks without proper protection work as specified in these bye-laws.
6. Government land in the hills and in the water bodies like beels;
7. The notified forest land falling within the Guwahati Master Plan area;
8. Areas between river Brahmaputra and the main road from Rai Bhawan to Kamakhya hil The Authority shall judiciously examine all building proposals including Multistoreyed buildings in the vicinity of the above areas before such proposal are cleared/allowed with such condition / modification as the Authority may decide from time to time. The protective measures to be taken in natural hazard prone areas;

9. Government may, by notification, restrict maximum height of building in a particular area considering the topography, location, security aspect, seismic factor and other sensitive areas as notified by Government from time to time;
10. Regulations for controlling buildings in the vicinity of archeological sites as notified under The Ancient Monuments and Archeological Sites and Remains (Amendment and Validation) Act, 2010. shall be as per provision of the said Act.
11. Clearance from local Army Authority may obtained before issuing building permission in vicinity of Army establishment as per latest circular of Ministry of Defense or any other competent Authority.

If any site of building to be constructed falls under Eco-Sensitive Zone (ESZ) of any Protected Area (National Parks & Wildlife Sanctuaries), clearance of District Level ESZ Monitoring Committee, headed by the Deputy Commissioner, must be taken before granting permission of building construction.

Annexure A-1: List of Villages and Towns in Planning Area of Draft Dhakuakhana Master Plan, 2041

S. No.	Village	Mouza	Dag
1	1No. Ghilaguri Part 2	Dhakuakhana	Entire
2	1No. Ghilaguri Part 3	Dhakuakhana	Entire
3	2No. Ghilaguri Part 2	Dhakuakhana	Entire
4	2No. Gilaguri Part 1	Dhakuakhana	Entire
5	Bahpara Part 1	Dhakuakhana	Entire
6	Bahpara Part 2	Dhakuakhana	Entire
7	Bantow Chamuah Pathar	Dhakuakhana	Entire
8	Bantow Gaon	Dhakuakhana	Entire
9	Bantow Pathar	Dhakuakhana	Entire
10	Barhula Chapari	Dhakuakhana	Entire
11	Bhaluka Guri Chapori	Dhakuakhana	Entire
12	Dakhin Chapori	Dhakuakhana	Entire
13	Dighala Chapari	Dhakuakhana	Entire
14	Dighala Hiloidari	Dhakuakhana	Entire
15	Dulia Perabari Part	Dhakuakhana	Entire
16	Gohain Handique	Dhakuakhana	Entire
17	Gohainbari	Dhakuakhana	Entire
18	Gohainbari Pathar	Dhakuakhana	Entire
19	Jarani Chapari Part 1	Dhakuakhana	Entire
20	Jiamaria Gaon	Dhakuakhana	Entire
21	Kalakata Chetia	Dhakuakhana	Entire
22	Kuhimari Chapori	Dhakuakhana	Entire
23	N.C Bantow (Non Cadastral)	Dhakuakhana	Entire
24	Narayanpur Chapari Part 1	Dhakuakhana	Entire
25	Narayanpur Chapari Part 2	Dhakuakhana	Entire
26	NC Simalguri (Non Cadastral)	Dhakuakhana	Entire
27	Pithial	Dhakuakhana	Entire
28	Telia Chapori	Dhakuakhana	Entire

Schedule of Dhakuakhana Planning Area

Schedule of the Master Plan for Dhakuakhana town includes the Dhakuakhana Municipal area of 12.58 sq km and Master Plan area measuring 61.24 sq km. The details of the schedule of the planning area are as follows:

District : Lakhimpur, Assam
Sub-Division : Dhakuakhana, Assam
Municipal Area : 12.58 sq km

Master Plan Area : 61.24 sq km

Description of Boundaries

North: Mahemari Pathar, Mahemari Gaon, Na Ali, Dulia Gaon, Goroimari Chapari

South: Burmur Dang Dhara, No. 1 Krishnapur, No.2 Krishnapur, Khubung Chapori

East: No.1 Kelkeli, NC Chekani Dang Dhara, Medhusuti Miri

West: NC Borjan Pathar, Borjan Patahr, Namrupia Jalbhari

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